

# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:**
- D. **MINUTES:** [February 22, 2022](#)

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

**Electronic Media:** Electronic media that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting.

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 applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will be retained by the City.

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 protocol regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so during the designated time for "Oral Communications." All persons addressing the Planning Commission are asked to state their names for the public record.

**Availability of supplemental materials after agenda posting:** Any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the ADA Coordinator at 760-839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

**The Planning Division is the coordinating division for the Planning Commission.  
For information, call 760-839-4671.**

**E. WRITTEN COMMUNICATIONS:**

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

**1. Future Neighborhood Meetings**

**None.**

**F. ORAL COMMUNICATIONS:**

Under state law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

**G. PUBLIC HEARINGS:**

**Please try to limit your testimony to three minutes.**

**1. Dutch Bros Coffee (PL22-0102 and PL21-0400):**

**REQUEST:** A Conditional Use Permit and Major Plot Plan for a drive-through coffee facility. The proposal includes the demolition of an existing 3,652 square -foot commercial building, and the construction of a 950 square foot drive-through building and on-site improvements including, dual drive-through lanes, landscaping, off-street parking, trash enclosure, and other associated site improvements.

**PROPERTY SIZE AND LOCATION:** A 0.64 acre parcel located at 2365 E. Valley Pkwy (Assessor's Parcel Number 231-092-35-00).

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to California Environmental Quality Act Guidelines sections 15303 (New Construction or Conversion of Small Structure) and 15332 (In-Fill Development Projects).

**APPLICANT:** Cole Valley Partners

**STAFF RECOMMENDATION:** Approval

**COMMISSION ACTION:**

**PROJECTED COUNCIL HEARING DATE:** None

**H. CURRENT BUSINESS:**

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

**1. Climate Action Plan Annual Monitoring Report (PL22-0075):**

**REQUEST:** Receive the Climate Action Plan Annual Monitoring Report, documenting the City's progress on implementing the Climate Action Plan for the March 2021 – March 2022 timeframe.

**ENVIRONMENTAL STATUS:** The Climate Action Plan Annual Monitoring Report is a reporting document, and does not create or alter policy. This report is categorically exempt pursuant to California Environmental Quality Act Guidelines section 15378(b)(5).

**APPLICANT:** City of Escondido

**STAFF RECOMMENDATION:** Receive and file.

**COMMISSION ACTION:**

**PROJECTED COUNCIL HEARING DATE:** April 6, 2022 (Current Business)

**2. [Housing Element Annual Progress Report \(PL22-0104\)](#)**

**REQUEST:** Receive the Housing Element Annual Progress Report, documenting the City's progress on implementing the Housing Element for the 2021 year.

**ENVIRONMENTAL STATUS:** The Housing Element Annual Progress Report is a reporting document, and does not create or alter policy. This report is categorically exempt pursuant to California Environmental Quality Act Guidelines section 15378(b)(5).

**APPLICANT:** City of Escondido

**STAFF RECOMMENDATION:** Receive and file.

**COMMISSION ACTION:**

**PROJECTED COUNCIL HEARING DATE:** March 30, 2022 (Consent)

**I. ORAL COMMUNICATIONS:**

Under state law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

**J. PLANNING COMMISSIONERS**

**K. DIRECTOR'S REPORT**

**L. ADJOURNMENT**

**CITY OF ESCONDIDO**

**ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION**

**February 22, 2022**

The meeting of the Escondido Planning Commission was called to order at 7 p.m. by Chair Barba, in the City Council Chambers, 201 North Broadway, Escondido, California.

**Commissioners present:** Katharine Barba, Chair; Rick Paul, Commissioner; Herminia Ramirez, Commissioner; and Stan Weiler, Commissioner.

**Commissioners absent:** Dao Doan, Commissioner; Ingrid Rainey, Vice-Chair; Nathan Serrato, Commissioner.

**Staff present:** Adam Finestone, Interim Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Veronica Morones, Senior Planner; and Jessica Engel, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Weiler, seconded by Chair Barba, to approve the Action Minutes of the February 22, 2022, Planning Commission meeting. Motion carried (3-0). Ayes: Paul, Ramirez and Weiler; Absent: Doan, Rainey and Serrato; Abstained: Barba.

**WRITTEN COMMUNICATIONS:** A letter was provided to the Commissioners from the Sierra Club North County Group and an email from Patricia Borchmann.

**FUTURE NEIGHBORHOOD MEETINGS:** None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:** None.

**CURRENT BUSINESS:**

**1. 2022 General Plan Amendment: Community Protection Chapter (Safety Element) Update and Creation of an Environmental Justice Element – PL22-0010:**

REQUEST: Receive report and provide feedback on a draft community outreach and engagement plan for the concurrent work effort to update the City's Community Protection chapter (safety element) and create a new Environmental Justice Element.

ENVIRONMENTAL STATUS: Consideration of this request is categorically exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15306 (Information Collection), as information and data will be collected to assist with the necessary General Plan element tasks as outlined above. The actual update to the Safety Element and creation of the Environmental Justice Element will be subject to further environmental review in the context of an appropriate environmental review document in compliance with CEQA requirements.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: None

**COMMISSION DISCUSSION:**

Commissioners discussed the outreach plan including safety issues related to the Lake Wohlford dam, community involvement, utilization of a cross section of (interdepartmental) City staff, and the written communications received.

**PLANNING COMMISSIONERS:**

None.

**DIRECTOR'S REPORT:**

Interim Director of Community Development Adam Finestone noted that Senior Deputy City Attorney Kurt Whitman will be leaving the City. He also stated that the regularly scheduled meeting of March 8, 2022 would be cancelled. The next Planning Commission meeting is scheduled to take place on March 22, 2022.

**ADJOURNMENT:**

Chair Barba adjourned the meeting at 7:28 p.m.

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Adam Finestone, Secretary to the  
Escondido Planning Commission

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Jessica Engel, Minutes Clerk

DRAFT

## PLANNING COMMISSION

Agenda Item No.: G.1  
Date: March 22, 2022

**PROJECT NUMBER / NAME:** PL22-0102 and PL21-0400 / Dutch Bros Coffee

**REQUEST:** A request for a Conditional Use Permit and Major Plot Plan for a drive-through coffee facility. The proposal includes the demolition of an existing 3,652 square foot commercial building, and the construction of a 950 square foot drive-through building and on-site improvements including, dual drive-through lanes, landscaping, off-street parking, trash enclosure, and other associated site improvements.

**LOCATION:** 2365 E. Valley Parkway

**APN / APNS:** 231-092-35-00

**GENERAL PLAN / ZONING:** General  
Commercial (GC) / General Commercial (C-G)

**APPLICANT:** Cole Valley Partners

**PRIMARY REPRESENTATIVE:**  
Mitchell Reynolds

**DISCRETIONARY ACTIONS REQUESTED:** Conditional Use Permit and Major Plot Plan

**PREVIOUS ACTIONS:** None

**PROJECT PLANNER:** Ivan Flores, Associate Planner

**CEQA RECOMMENDATION:** Categorical Exemption – CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

**STAFF RECOMMENDATION:** Approval

**REQUESTED ACTION:** Approve Planning Commission Resolution No. 2022-03

**CITY COUNCIL HEARING REQUIRED:**  YES  NO

**REPORT APPROVALS:**

Adam Finestone, AICP  
Interim Director of Community Development

**A. BACKGROUND:**

The proposed project is located in an existing shopping center. The shopping center is anchored by a Vons, various in-line tenant shops, and an outlying freestanding pad. The site that will be demolished has been vacant for an extended period of time. The project is located on the west side of North Citrus Avenue, between Bear Valley and East Valley parkways, addressed as 2365 E. Valley Parkway, Escondido, CA 92027 (APN: 231-092-35-00) (see the Location Map and Aerial which is attached hereto as Attachment 1 and incorporated by this reference).

**B. SUMMARY OF REQUEST:**

Cole Valley Partners (“Applicant”) has applied for a Conditional Use Permit and Major Plot Plan for the redevelopment of a site within the General Commercial (C-G) zone and having a General Plan land use designation of General Commercial (GC). The property is also within the East Valley Parkway Area Plan. The redevelopment includes the demolition of the existing, vacant 3,652 square foot commercial building, and construction of a 950 square foot dual-lane drive-through with associated improvements. The applicant will provide 14 off-street parking spaces with two drive-through lanes that can queue a total of 28 vehicles. Project plans are attached to the draft Planning Commission Resolution No. 2022-03 as Exhibit “B,” which itself is attached to this staff report as Attachment 2 and incorporated by this reference. Project site photos are attached to this staff report as Attachment 3 and incorporated by this reference.

**C. SUPPLEMENTAL DETAILS OF REQUEST:**

- |  |                       |                                     |
|--|-----------------------|-------------------------------------|
| 1. Property Size:                      | 27,835 square feet    |                                     |
| 2. Existing Building:                  | 3,652 square feet     |                                     |
| 3. Lot Coverage /<br>Floor Area Ratio: | 29.4% Coverage/.2 FAR |                                     |
| 4. Building Height:                    | 24'-0" to parapet     |                                     |
| 5. Parking Required:                   | 5                     |                                     |
| Parking Provided:                      | 14                    |                                     |
| 6. Setbacks                            | Required              | Proposed                            |
| a) Front Yard                          | None                  | 59'-7" from Citrus Avenue           |
| b) Rear Yard                           | None                  | 37'-2"                              |
| c) Side Yard                           | None                  | 118'-0" from southern property line |



48'-0" from northern property line

- 7. Trees: 5
- 8. Signage: All signs subject to conformance with Article 66 of the Escondido Zoning Code.
- 9. Trash: Covered trash enclosure provided on-site.
- 10. Heating & Ventilation: Heating, ventilation, and air conditioning (HVAC) units would be installed on the roof. Parapets are incorporated into roof design to screen units.

**D. PROJECT ANALYSIS:**

1. General Plan Conformance:

The subject site is located within the General Commercial (GC) land use designation of the City's General Plan. The intent of this land use designation is to support a broad range of retail and service uses including eating and drinking establishments. The project is consistent with several General Plan policies as indicated below:

*Commercial Land Use Policy 8.2 – Permit the Development of a broad range of retail and service activities within the General Commercial land use designation as described in Figure II-6.*

*Commercial Land Use Policy 8.11 - Allow drive-through facilities subject to the mitigation of identified air quality, traffic safety, and visual impacts based on appropriate studies submitted to the satisfaction of the city prior to approval.*

2. Zoning Conformance:

The subject site is located within the General Commercial (C-G) zoning district, and is within the East Valley Parkway Area Plan. The purpose of this zoning district is to provide a range of retail and service uses for the community's general needs. Drive-through facilities are a conditionally permitted use within the area plan. As indicated above, the proposed project would comply with all development standards including off-street parking, landscaping, refuse areas, lot coverage, and building height.

3. Climate Action Plan Consistency:

The City's ability to grow its population and economy while meeting reduction targets for greenhouse gas ("GHG") emissions will require broad-based community participation. The Climate Action Plan ("CAP") is intended to achieve reductions from all sources and sectors, existing and new. This is emphasized by the fact that the City's GHG reduction targets are a reduction below baseline GHG emissions. Therefore, GHG emissions in the City need to be

reduced below existing levels, while additional GHG emissions are generated by growth through 2035. As such, new development can contribute its fair share of GHG reductions by complying with CAP strategies, goals, and actions that were determined to be applicable through the Checklist development process outlined in the CAP, or through a self-developed program.

The City adopted a revised Climate Action Plan on March 10, 2021. A checklist is required for discretionary projects that are subject to and not exempt from CEQA. Projects that are exempt from CEQA are deemed to be consistent with the City's CAP, with the exception of the Class 32 "In-Fill Development Projects" categorical exemption. These types of projects are required to demonstrate consistency with the CAP through the Checklist.

The 2021 Cap established a screening threshold of 500 MTCO<sub>2e</sub> per year for commercial projects with a building size of 20,000 square feet or more. The proposed project consists of a 950 square-foot commercial building, and thus is considered to be less than significant and is not subject to the measures of the Climate Action Plan.

#### 4. Site Design:

The building will be oriented towards the interior of the property, and will be separated from North Citrus Avenue by dual drive-through lanes. A variety of shrubs and landscaping are proposed to screen the drive-through lanes from the public right-of-way. The shrubs will range from 18" to 6'-0" in height once fully matured; additionally, three (3) trees along the street frontage and a hedge will be retained providing immediate screening of the lanes. Conditions of approval have been included with the project to ensure that the drive-through lane is heavily landscaped and screened from view to the greatest extent practical.

The existing topography of the site is relatively flat and any grading that is proposed will be minimal. Access to the site will be provided via two existing driveways located on North Citrus Avenue. The project includes 14 off-street parking spaces which is 9 parking spaces more than required. The off-street parking ratio was calculated utilizing the requirement for shopping centers over 3 acres because of reciprocal access throughout the site, and the functionality of the site as a shopping center. The queueing for the drive-through lanes will be able to accommodate up to 28 vehicles and will be sufficient for the use. The length of the queueing line will prevent conflicts with existing off-street parking and circulation within the shopping center, and will prevent the spillover of vehicles into the public right-of-way.

#### 5. Building Design:

The project consists of a one-story stand-alone pad that is approximately 24'-0" in height (top of parapet). The building would be located on an outlying pad of a developed shopping center with buildings of similar or larger height and massing. The applicant is proposing a mix of cement plaster, stone veneer, and metal canopies. The proposed colors for the exterior material are sandal (light brown), Dutch Bros blue (navy blue), bone (off-white), zinc gray (dark gray), and bison beige. The proposal utilizes metal canopies and awnings to provide additional articulation on the building by avoiding flat surfaces throughout the elevations.

## **E. ENVIRONMENTAL STATUS:**

California Environmental Quality Act (“CEQA”) Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Project qualifies for an exemption under CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structure) and 15332 (In-Fill Development Projects). The CEQA Notice of Exemption prepared for the Project is incorporated into this staff report by this reference. The Notice of Exemption demonstrates that the Project qualifies for these exemptions and will not have a significant effect on the environment.

A technical memorandum was provided by the applicant to analyze the trip generation caused by the redevelopment of the site. The memorandum concluded that the redevelopment would result in the following net new trips: 2 a.m. peak hour trips, -9 p.m. peak hour trips, and -48 daily trips. The project would generate less than 200 net daily trips, and would not required a Local Mobility Analysis. Furthermore, the project is screened out from a VMT assessment due to meeting the criteria for Small Residential and Employment Projects and Locally-Serving Retail Projects as detailed in the memorandum.

## **F. PUBLIC INPUT:**

The project was noticed consistent with the requirements of both the Escondido Zoning Code and the State Law. Staff has not received any correspondence from the public regarding the project as of the preparation of this report.

## **G. CONCLUSION AND RECOMMENDATION:**

Staff has found that the proposed project is consistent with the guiding principles identified in the Land Use and Community Form Element of the Escondido General Plan. The proposed project is designed in conformance with the applicable development standards, design guidelines, and the project will contribute to the revitalization of an underutilized site.

Staff recommends that the Planning Commission adopt Resolution No. 2022-03, approving the proposed Conditional Use Permit and Major Plot Plan as described in this staff report, as detailed in Exhibits “A” through “D” of Resolution No. 2022-03. 1. The draft Planning Commission Resolution No. 2022-03, including Exhibits A, B, C, and D thereto, is incorporated into this staff report by this reference.

## **ATTACHMENTS:**

1. Attachment 1 – Location, General Plan and Zoning Maps
2. Attachment 2 – Project Plans
3. Attachment 3 – Site Photos
4. Attachment 4 – Notice of Exemption
5. Attachment 5 – Draft Resolution No. 2022-03 with Exhibits A, B, C and D

Attachment 1

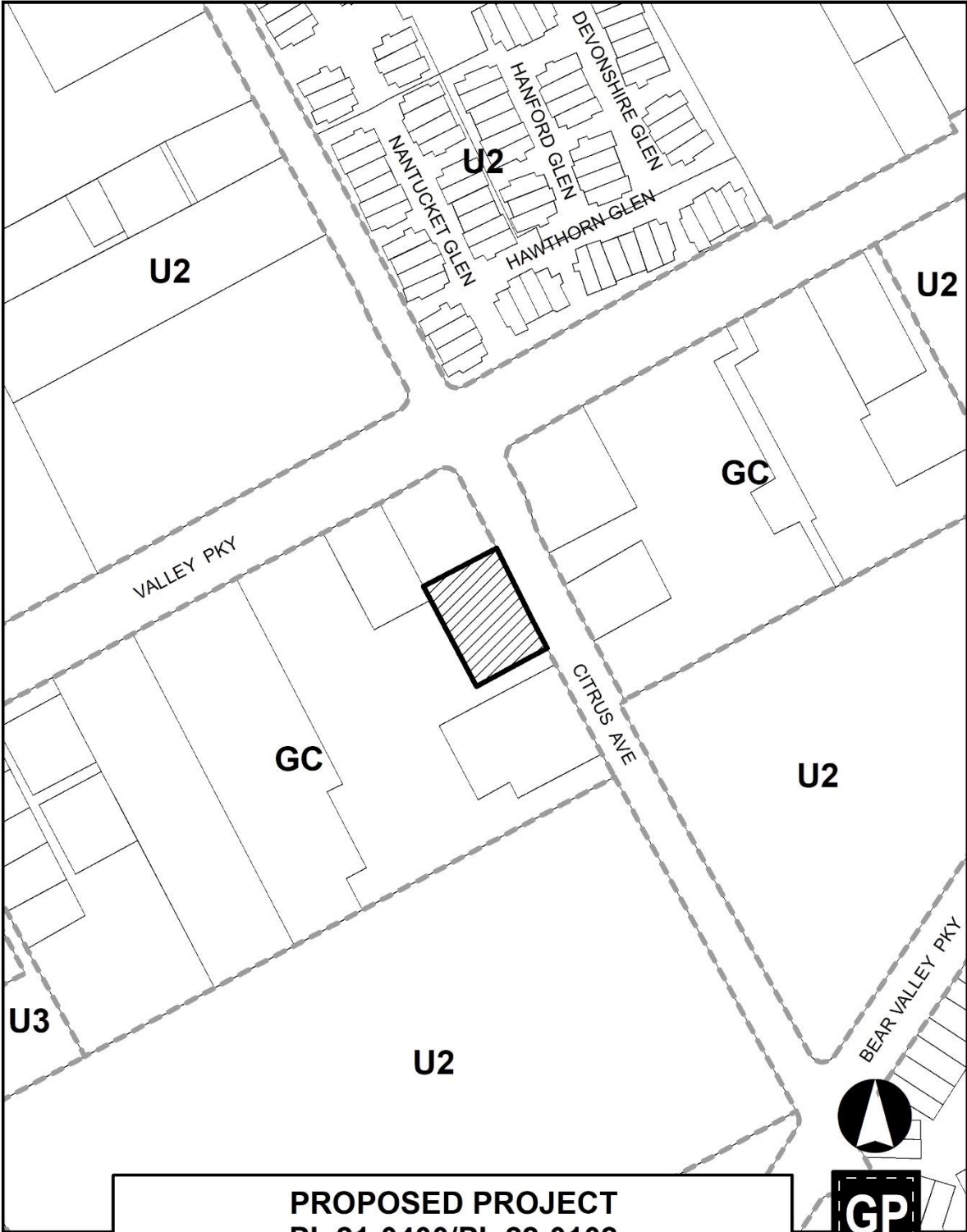


**PROPOSED PROJECT  
PL 21-0400/PL 22-0102**



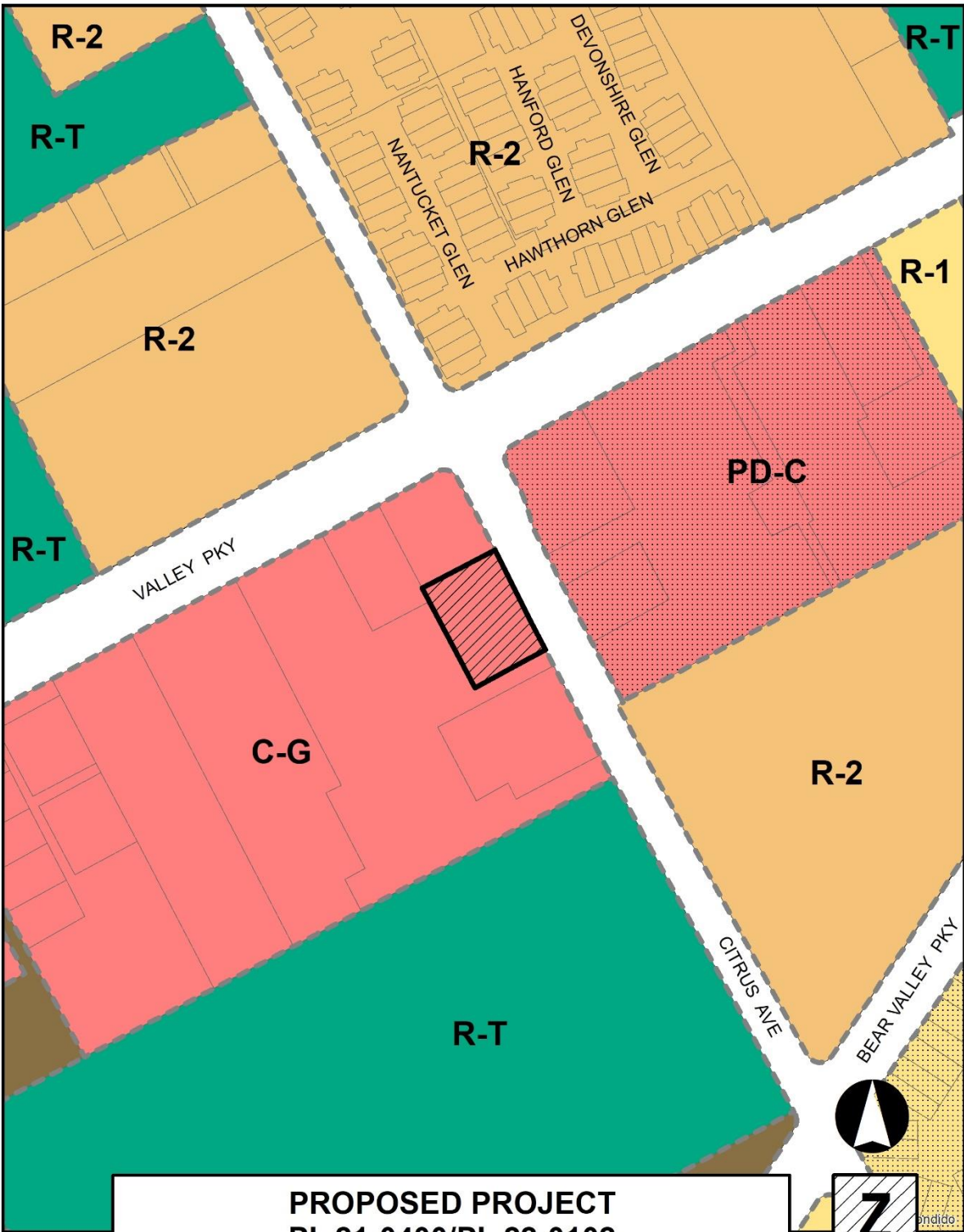
**A**

AERIAL



**PROPOSED PROJECT  
PL 21-0400/PL 22-0102**

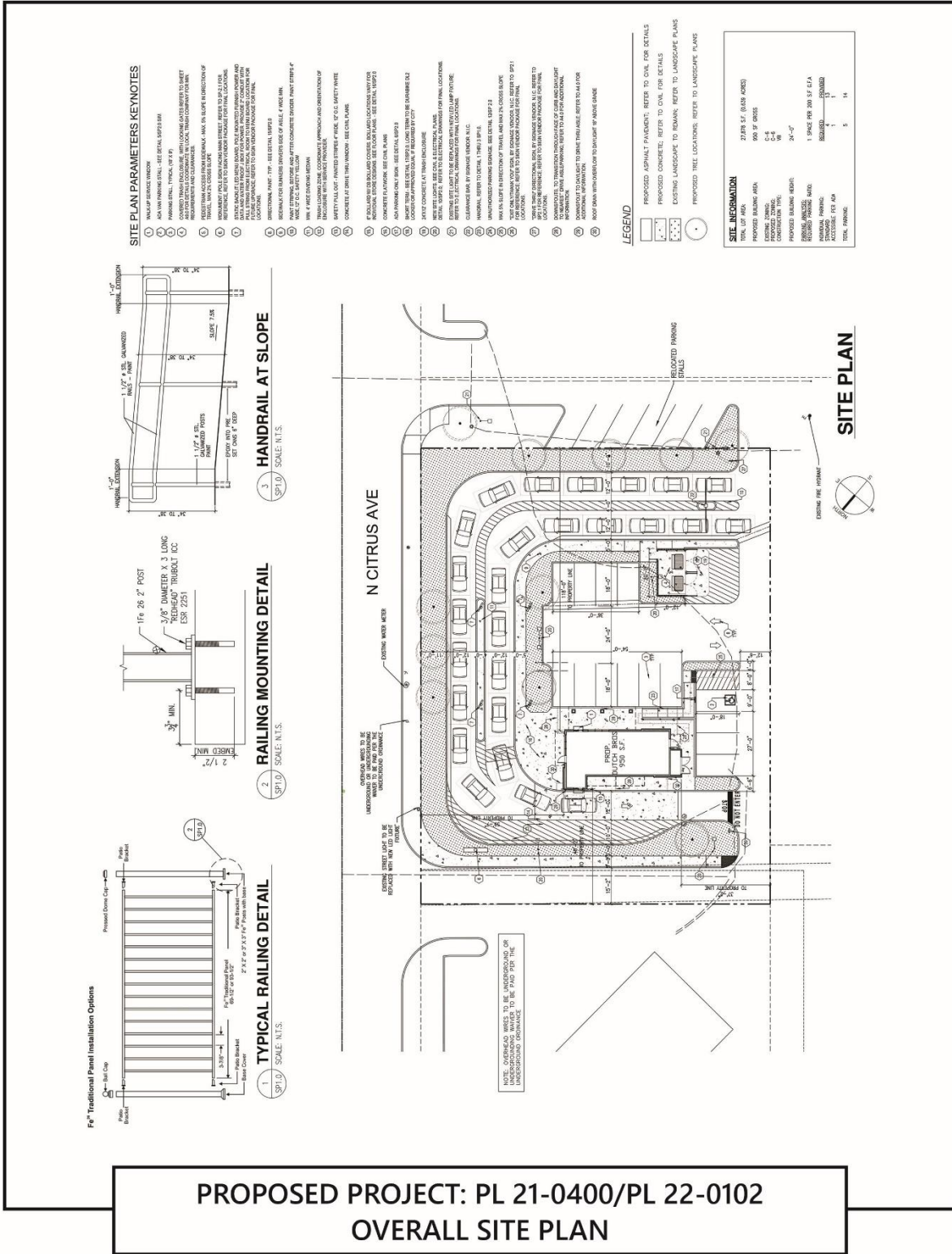


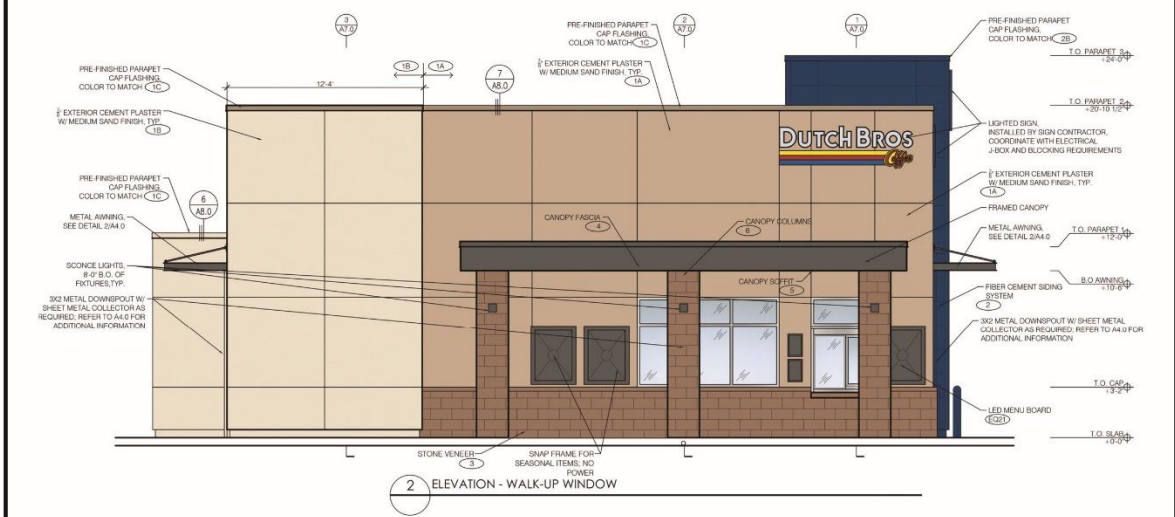
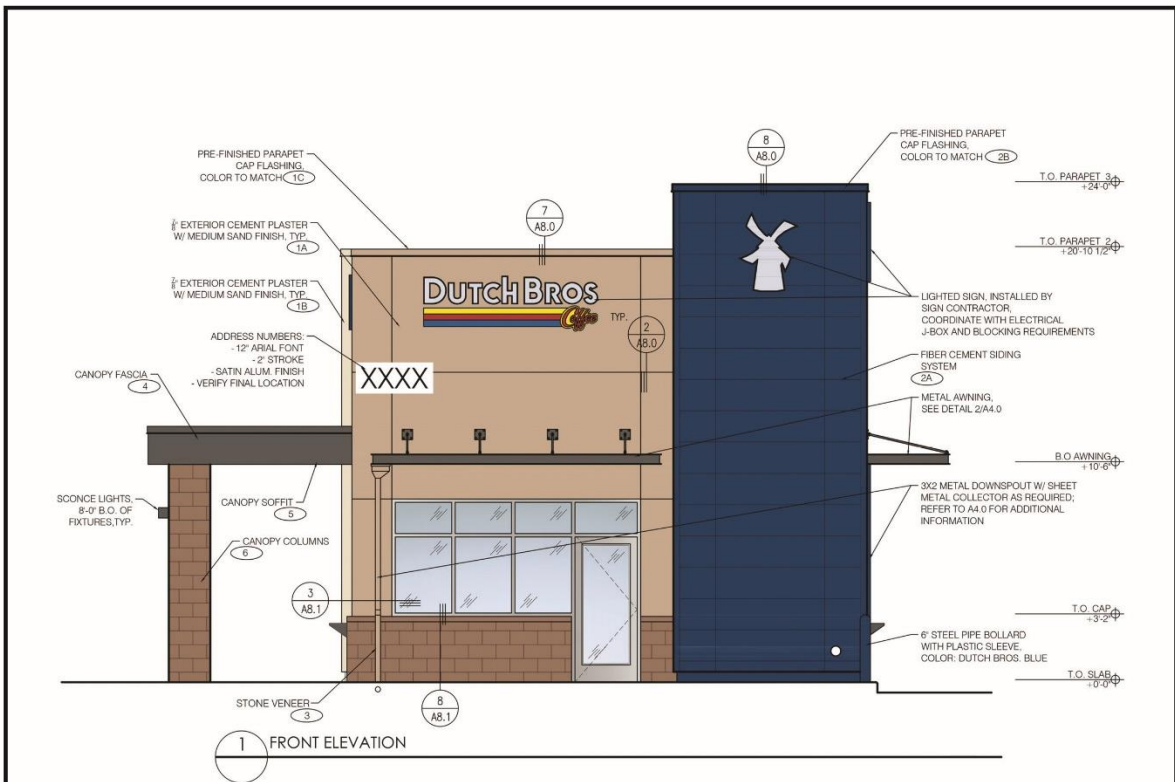


**PROPOSED PROJECT  
PL 21-0400/PL 22-0102**



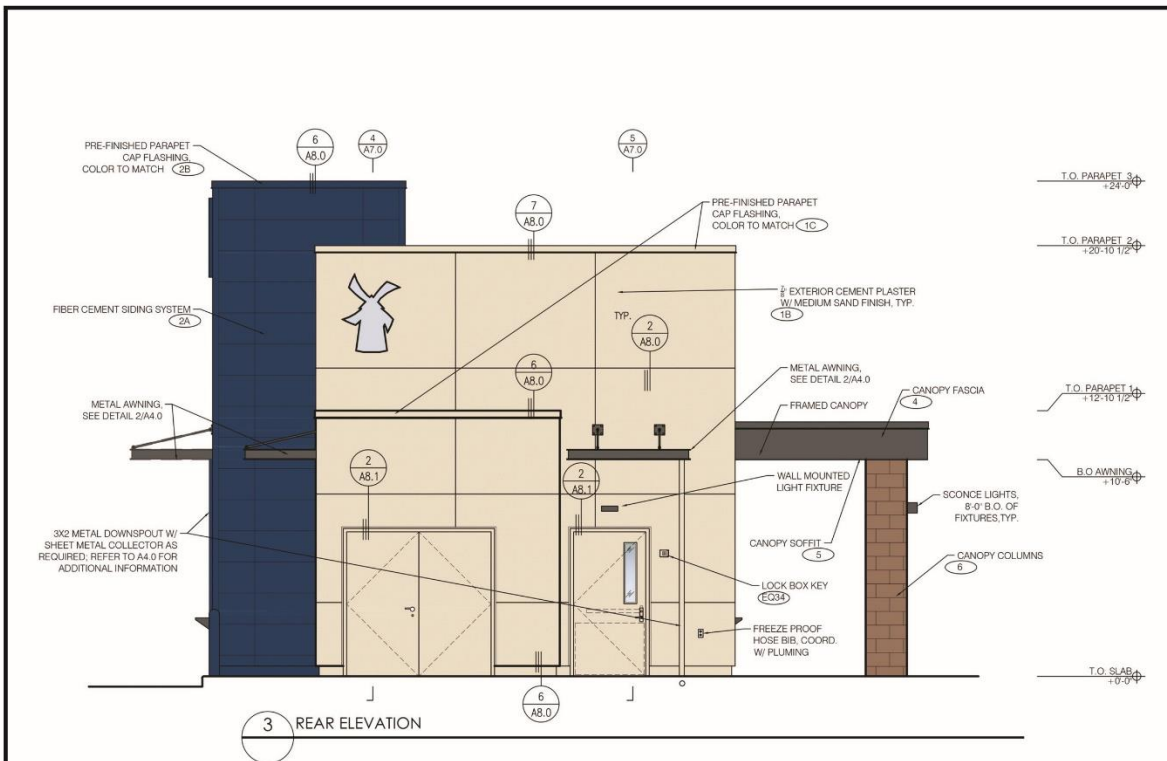
ZONING





**PROPOSED PROJECT: PL 21-0400/PL 22-0102  
ELEVATIONS**





**PROPOSED PROJECT: PL 21-0400/PL 22-0102  
ELEVATIONS**



THIN BRICK AT TOWER  
ENDICOTT - THIN BRICK  
COLOR: MAGANESE IRONSPOT



STONE VENEER AT WAINSCOT  
ELDORADO STONE - CLIFFSTONE  
COLOR: BANFF SPRINGS



EXTERIOR CEMENT PLASTER  
SHERWIN WILLIAMS - GP-0642  
COLOR: DUTCH BROS BLUE



WAINSCOT SILL  
ELDORADO STONE - SNAPPED EDGE  
COLOR: PEWTER



FIBER CEMENT SIDING  
NICHIIHA - VINTAGE WOOD AWP-1818  
COLOR: ASH

PROPOSED PROJECT: PL 21-0400/PL 22-0102  
COLOR BOARD AND MATERIALS

**IRRIGATION DESIGN CRITERIA**  
 ALL DESIGN SHALL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS.  
 A WEATHER SENSING SMART CONTROLLER WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY Drip, ON THE BASIS OF LOCAL CLIMATE AND SOIL CONDITIONS. IRRIGATION SYSTEMS SHALL BE EFFICIENT WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. (AGREE TO COMPLY WITH THE REQUIREMENTS OF THE IMPELO)









**PLANTING DESIGN CRITERIA**  
 THE PROPOSED PLANT PALETTE IS COMPRISED OF PLANT MATERIALS AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS WHICH REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED.

ALL PLANTING AREAS, INCLUDING THE BASHN SHALL RECEIVE A 2" LAYER OF LOCAL TWIN SPK WASHED DASHED ROCK.

**COMPLIANCE STATEMENT**  
 ALL DESIGN SHALL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. A WEATHER SENSING SMART CONTROLLER WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

WEST WOOD, CA 94098

**CONCEPTUAL PLANT LIST**

TREES	QTY	BOTANICAL COMMON NAME
	5	GULBERRY PARIVULORA / AUSTRALIAN WILLOW
	6	DASYLIRION WHEELERII / GREY CHEESE SPOON
	11	HESPERALOE PARIVULORA / RED YUCCA
	18	JUNCUS STREPS / CALIFORNIA GRAY RUSH
	12	LEUCOTRUM APICICLAVUM / TEXAS JAPANESE PRIVET
	14	MULLEBERGIA DUBIA / PINE MUNCHY
	87	OLEA EUROPAEA LITTLE OLIVE TM LITTLE OLIVE OLIVE
	89	ROMANUS OFFICINUS HARTINGTON CARPET / HARTINGTON CARPET FOREBARK

**BIKE PARKING**  
 TWO (2) FORMS AND SURFACES - TRIB BRITE BRICK ALUMINUM COLOR  
 INSTALL PER MANUFACTURER



**PROPOSED PROJECT: PL 21-0400/PL 22-0102  
 LANDSCAPE PLAN**

Attachment 3

COLE VALLEY PARTNERS - ESCONDIDO, CA - DUTCH BROS COFFEE - MAJOR PLOT PLAN APPLICATION  
SITE AND CONTEXT PICTURES



SITE/CONTEXT DRONE PHOTO



SITE/CONTEXT DRONE PHOTO

**PROPOSED PROJECT: PL 21-0400/PL 22-0102  
PHOTOS**

COLE VALLEY PARTNERS - ESCONDIDO, CA - DUTCH BROS COFFEE - MAJOR PLOT PLAN APPLICATION  
SITE AND CONTEXT PICTURES



EXISTING BUILDING EXTERIOR IMAGE



EXISTING BUILDING EXTERIOR IMAGE

**PROPOSED PROJECT: PL 21-0400/PL 22-0102  
PHOTOS**

ATTACHMENT 4



CITY OF ESCONDIDO
PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Project Title/Case No: Drive-Through Coffee Facility (PL22-0102 and PL21-0400)

Project Location - Specific: The project is located on the west side of North Citrus Avenue, between Bear Valley and East Valley parkways, addressed as 2365 E. Valley Parkway, Escondido, CA 92027 (APN: 231-09-235-00)

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

Description of Project:

A Conditional Use Permit and Major Plot Plan for a drive-through coffee facility. The proposal includes the demolition of an existing 3,652 square foot commercial building, and the construction of a 950 square foot drive-through building and on-site improvements including, but not limited to, dual drive-through lanes, landscaping, off-street parking, trash enclosures, and other associated site improvements.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mitchell Reynolds (Cole Valley Partners)

Address: 3519 NE 15th Avenue, Suite 251, Portland, OR 9712

Telephone: 918-934-0288

[X] Private entity [ ] School district [ ] Local public Agency [ ] State agency [ ] Other special district

Exempt Status:

The project is categorically exempt, as separate and independent basis, pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

Reasons why project is exempt:

The 0.64-acre project site is within City limits, and will be developed with a 950 square foot structure, and associated on-site improvements. The site is zoned for the use and is consistent with the applicable general plan policies as well as with the General Commercial (C-G) zoning designation and the East Valley Area Plan. It has been determined that the project would not result in any significant impacts to traffic, noise, air quality, or water quality. The project does not include the use of hazardous substances. The project site does not contain any sensitive habitat and all required utilities and public services can be provided to the site with existing facilities located within adjacent streets or easements.

Lead Agency Contact Person: Ivan Flores, Associate Planner Area Code/Telephone/Extension: 760-839-4529

Signature: \_\_\_\_\_
Ivan Flores
Associate Planner

March 22, 2022
Date

[X] Signed by Lead Agency

Date received for filing at OPR:

[ ] Signed by Applicant

ATTACHMENT 5

Planning Commission  
Hearing Date: March 22, 2022

Effective Date: April 02, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-03

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ESCONDIDO, CALIFORNIA, FOR  
APPROVAL OF A CONDITIONAL USE PERMIT AND  
MAJOR PLOT PLAN FOR THE CONSTRUCTION OF  
A NEW DRIVE-THROUGH FACILITY

APPLICANT: Cole Valley Partners

CASE NO: PL22-0102 and PL21-0400

WHEREAS, Cole Valley Partners (“Applicant”) has filed a land use development application, Planning Case Nos. PL22-0102 and PL21-0400 (“Application”), with the City of Escondido (“City”) constituting a request for a Conditional Use Permit and Major Plot Plan to allow for the construction of a 950 square-foot dual-lane drive-through coffee facility (“Project”) on a .63 gross acre site located at 2365 E. Valley Parkway, Escondido, CA 92027 (APN: 231-092-35-00), in the General Commercial (C-G) Zone; and

WHEREAS, the subject property is the real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and

the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, drive-throughs are a conditionally permitted use within the General Commercial (C-G) Zone, subject to the approval of a Conditional Use Permit and Major Plot Plan Permit, in accordance with Article 61 of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the Application in accordance with City and State public noticing requirements; and

WHEREAS, on March 22, 2022, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:



- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report dated March 22, 2022 including attachments thereto and City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. As a separate and independent basis, the Planning Commission, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects). The Project qualifies for the "New Construction" exemption because it does not exceed 10,000 square-feet of building area on sites zoned for such use; it does not involve the use of significant amounts of hazardous substances; and is serviced by all necessary public services and facilities. The Project qualifies for the "In-Fill" exemption because it is located on a site less than five-acres substantially surrounded by urban uses; the Project site has no value

as a habitat for endangered, rare, or threatened species; approval of the Project, as conditioned, would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is connected to City sewer and water services.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Division of the Community Development Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference

as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, [www.escondido.org](http://www.escondido.org), and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in

this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 22<sup>nd</sup> day of March, 2022, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

---

KATHARINE BARBA, Chair  
Escondido Planning Commission

ATTEST:

---

ADAM FINESTONE, Secretary of the  
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

---

Jessica Engel, Minutes Clerk  
Escondido Planning Commission

Decision may be appealed to City Council  
pursuant to Zoning Code Section 33-1303

## Exhibit "A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 6 OF [PARCEL MAP NO. 10972](#), IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, FEBRUARY 6, 1981 AS [INSTRUMENT NO. 81-038959 OF OFFICIAL RECORDS](#).

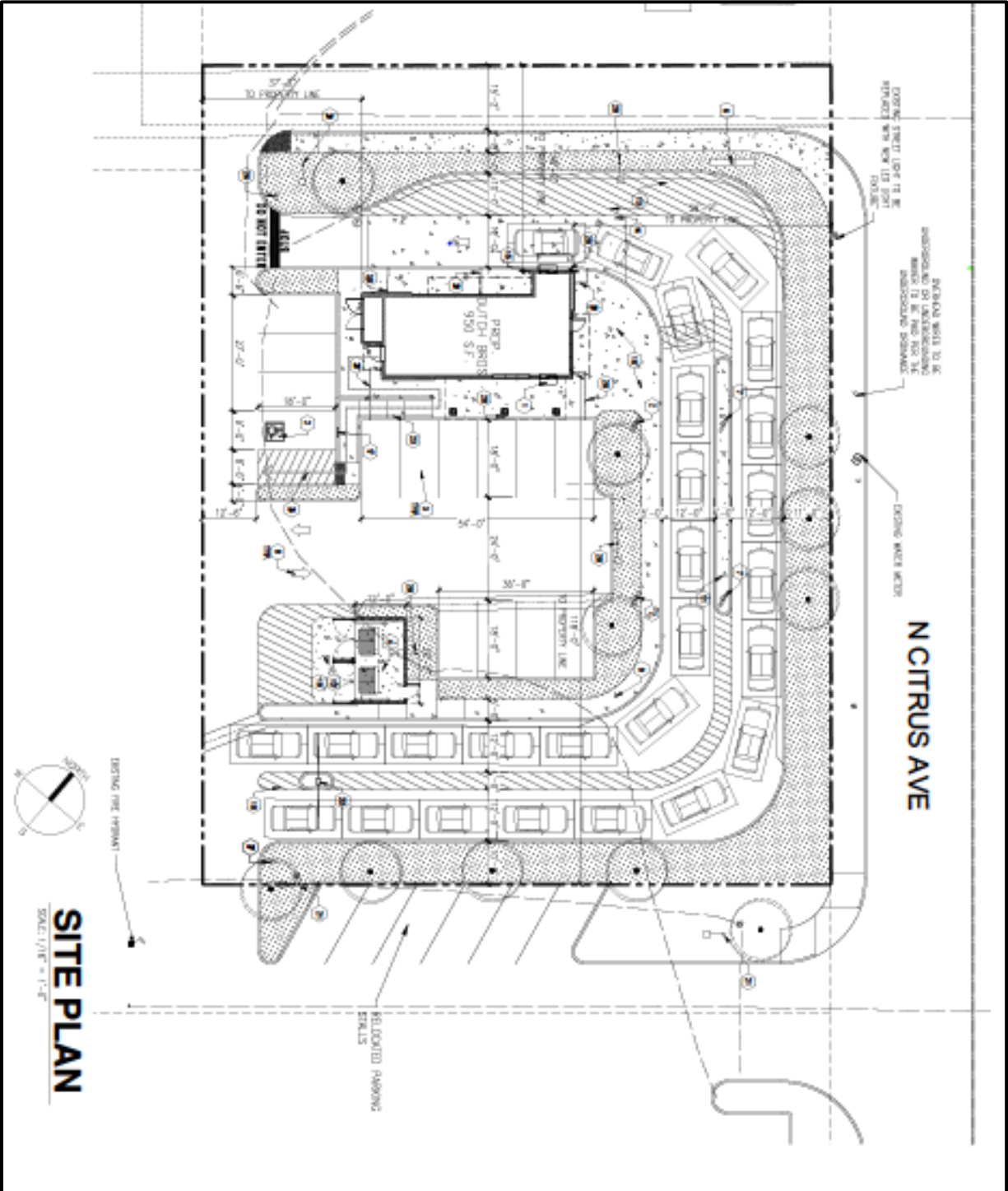
EXCEPTING THEREFROM ALL RIGHTS TO OILS AND MINERALS OF WHATEVER NATURE LYING IN AND UNDER THE HEREIN DESCRIBED PROPERTY, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE TO A DEPTH OF 500.00 FEET, AS WAS GRANTED TO BERNARD SPIEGEL FOUNDATION BY DEED RECORDED JANUARY 3, 1967 AS [INSTRUMENT NO. 423 OF OFFICIAL RECORDS](#).

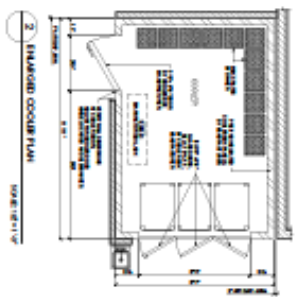
[APN: 231-092-35-00](#)

PARCEL B:

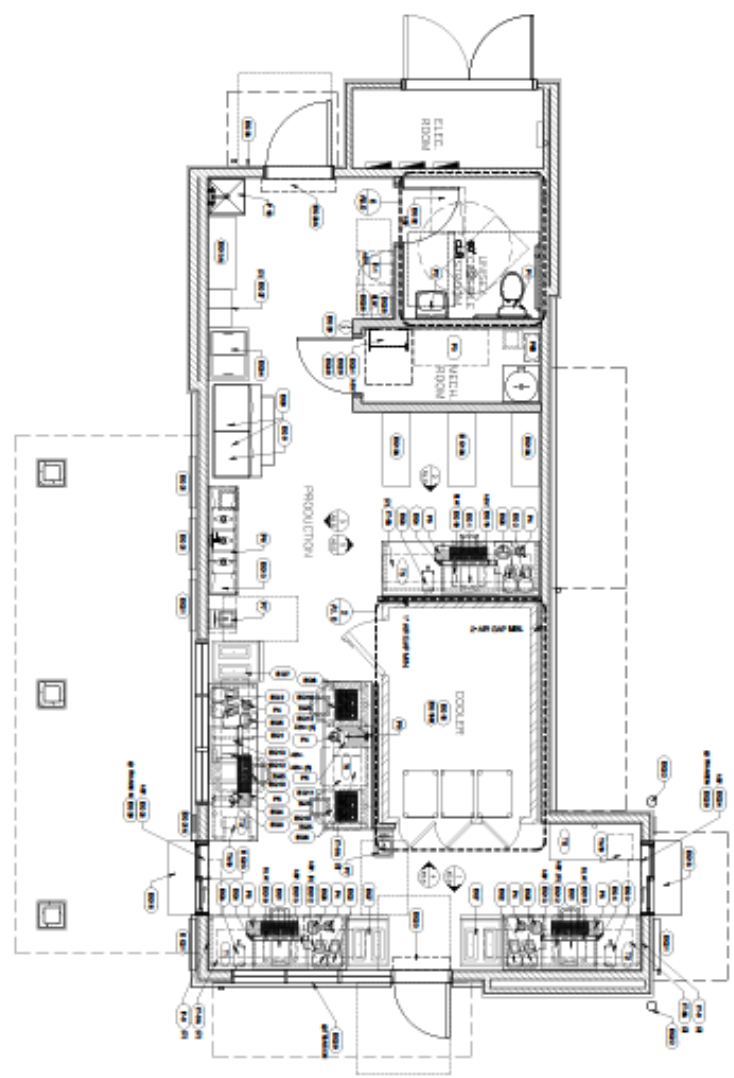
EASEMENTS FOR INGRESS AND EGRESS OF PASSENGER VEHICLES, PEDESTRIAN AND VEHICULAR TRAFFIC, UNDERGROUND PUBLIC UTILITIES AND SEWAGE FACILITIES AS SET FORTH IN THE DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED MAY 12, 1981 AS [INSTRUMENT NO. 81-146903 OF OFFICIAL RECORDS](#).

Exhibit "B"





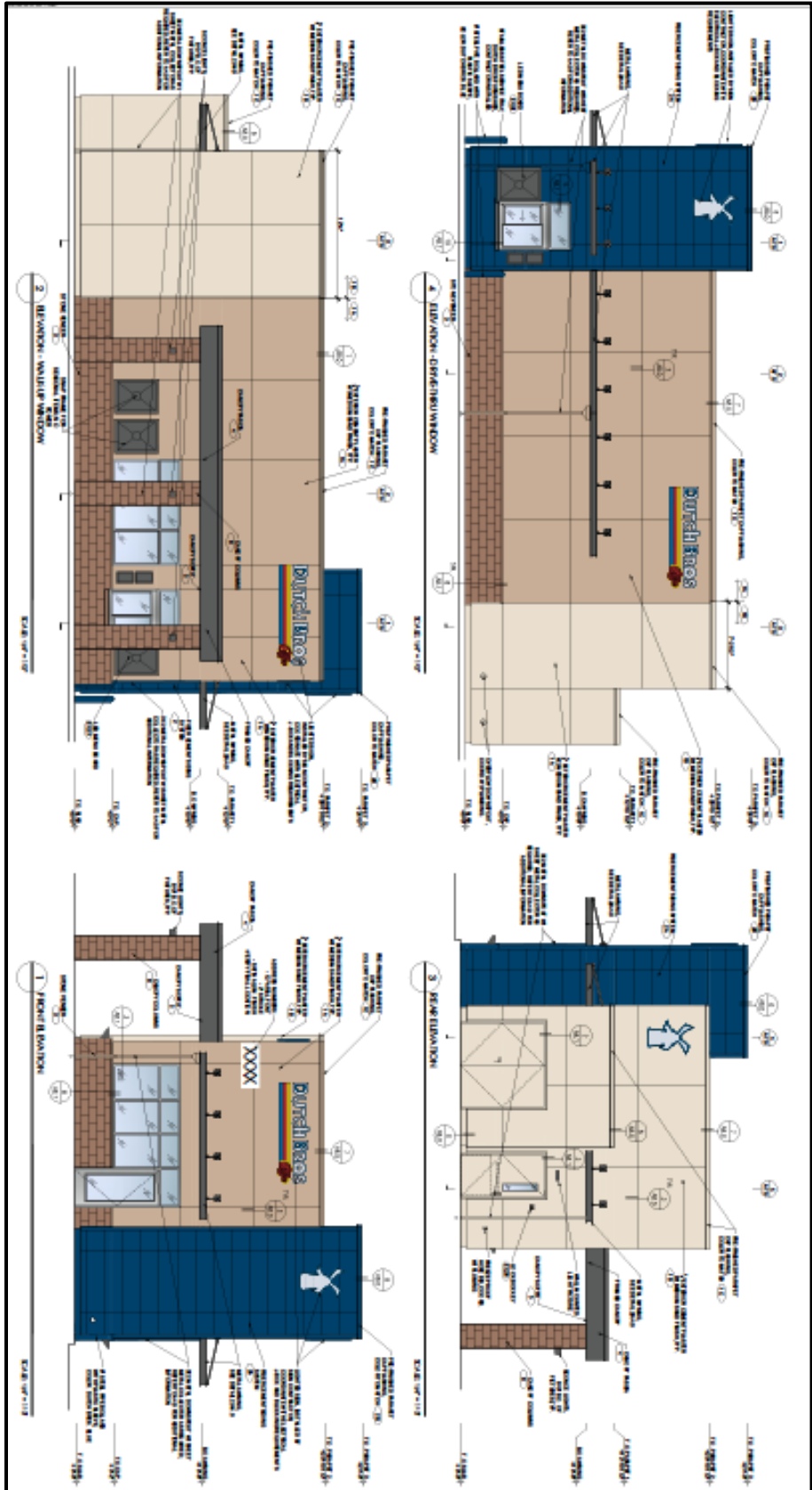
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- GENERAL NOTES**
1. REFER TO ALL GENERAL NOTES ON SHEETS 101-102.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ASHRAE HANDBOOKS AND THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
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  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
- COOL PLAN GENERAL NOTES**
1. REFER TO ALL GENERAL NOTES ON SHEETS 101-102.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ASHRAE HANDBOOKS AND THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
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  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).

1 HARPER COOL PLAN







THIN BRICK AT TOWER  
ENDICOTT - THIN BRICK  
COLOR: MAGANESE IRONSPOT



STONE VENEER AT WAINSCOT  
ELDORADO STONE - CLIFFSTONE  
COLOR: BANFF SPRINGS



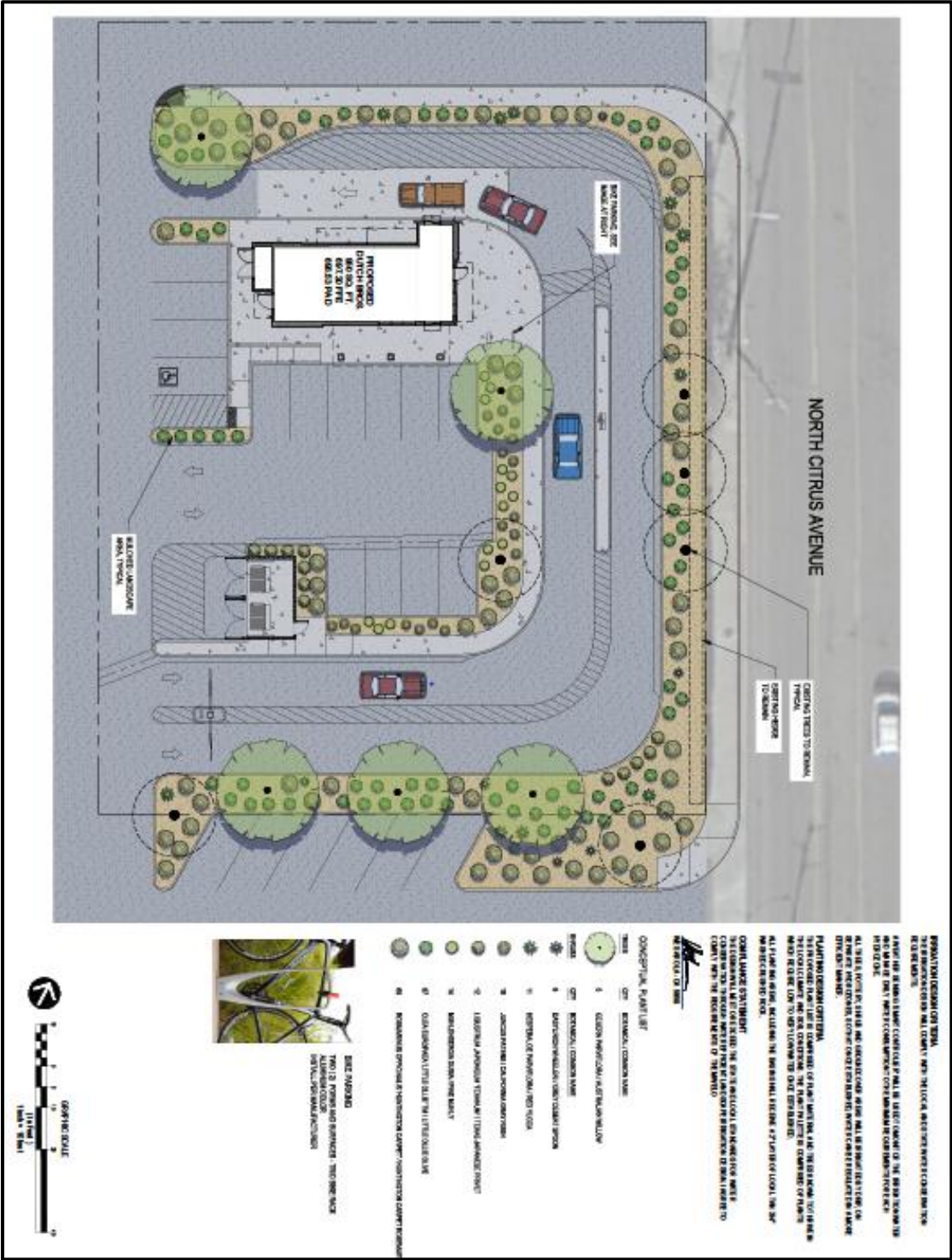
EXTERIOR CEMENT PLASTER  
SHERWIN WILLIAMS - GP-0642  
COLOR: DUTCH BROS BLUE



WAINSCOT SILL  
ELDORADO STONE - SNAPPED EDGE  
COLOR: PEWTER



FIBER CEMENT SIDING  
NICHHA - VINTAGE WOOD AWP-1818  
COLOR: ASH



**REGULATORY DESIGNATION**  
 THE PROPOSED DEVELOPMENT AND LOT WITH THE LOCATION AND THE PROPOSED DEVELOPMENT IS IN THE CITY OF...  
 THE PROPOSED DEVELOPMENT IS IN THE CITY OF...  
 THE PROPOSED DEVELOPMENT IS IN THE CITY OF...

**PLANTING INFORMATION**  
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 THE PROPOSED DEVELOPMENT IS IN THE CITY OF...

**CONCEPTUAL TREE LIST**  
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 THE PROPOSED DEVELOPMENT IS IN THE CITY OF...  
 THE PROPOSED DEVELOPMENT IS IN THE CITY OF...

NO.	SYM.	SCIENTIFIC COMMON NAME
1	GLEDITSIA TRIACANTHOS (EUCALYPTUS)	GLEDITSIA TRIACANTHOS (EUCALYPTUS)
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**DATE: 10/15/2010**  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**GRAPHIC SCALE**  
 1" = 100'



## EXHIBIT “C”

### PLANNING CASE NOS. PL22-0102 and PL21-0400

### FACTORS TO BE CONSIDERED / FINDINGS OF FACT

#### Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the Project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects) because such categorical exemption applies to proposed developments within city limits on sites of no more than five acres substantially surrounded by urban uses, where the site has no habitat value for special status species, can be adequately served by all required utilities and public services, and the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (CEQA Guidelines § 15332(b)-(e)). Technical studies were requested by the Planning Division to substantiate the categorical exemption as applied to the Project.
3. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) because such categorical exemption applies to proposed developments that do not exceed 10,000 square feet in urbanized areas on sites zoned for such use, if not involving the use of significant amount of hazardous substances; the use can be serviced by all necessary public services and facilities; and is not an environmentally sensitive area. The Project is a 950 square foot development and satisfies all requirements noted above.

The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the March 22, 2022, Planning Commission Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not

have a significant effect on the environment, and all of the requirements of CEQA have been met.

### **Public Notice and Outreach:**

Planning Division staff provided public notice of the application in accordance with City and State public noticing requirements. A notice was published in the local newspaper on March 10, 2022. In addition, notices were sent to owners and occupants within 500 feet of the Project site on March 7, 2022. A public notice was also posted at the Project site, on the City's website, and posted at City Hall and City Library.

### **Plot Plan Findings (Escondido Zoning Code section 33-1316)**

The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Improvement Standards adopted by the City.

1. *The use is a permitted use in the zone in which it is located.*

The Project site is located within the General Commercial (C-G) district of the East Valley Parkway Area Plan. A drive-through restaurant is a conditionally permitted use within this zoning district subject to a Conditional Use Permit, as indicated on the land use matrix for the area plan.

2. *The plot plan is granted subject to such conditions as deemed necessary to meet the standards of the use and zone in which it is located and to comply with applicable design standards.*

Conditions of approval have been incorporated into the Project to ensure that it will meet the standards of the use and the development standards of the C-G district. The Project has been reviewed in conformance with applicable development standards, design standards, and displays high-quality architecture as required for drive-through uses by the Escondido Zoning Code.

3. *The plot plan is granted subject to such additional conditions as deemed necessary and desirable to preserve the public health, safety and general welfare.*

The proposed use at the location requested will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; and will not have a substantial adverse effect on abutting property or the allowed use of the abutting property because it will not generate excessive noise, traffic, vibration, or other disturbance. Furthermore, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

### **Conditional Use Permit Findings (Escondido Zoning Code section 33-1203)**

1. *A conditional use permit should be granted upon sound principles of land use and in response to services required by the community.*

The proposed Project has been designed and conditioned to comply with all applicable zoning regulations. The Project is located within an area that currently does not contain a drive-through coffee facility. The Project would provide a service for the nearby community and has been designed to reduce land use conflicts with surrounding properties.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The proposed Project is located within a commercial shopping center and will replace a vacant underutilized building. The Project is surrounded by commercial uses to the east and residential uses to the north. Conditions have been incorporated into the approval of the Project to ensure no conflicts will occur with surrounding uses.

3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.*

The proposed Project is located within the East Valley Area Parkway Plan. The intent of this plan is to encourage the revitalization of existing commercial centers, and the provide neighborhoods with a convenient commercial area. The Project would have a positive effect on the community by revitalizing a vacant commercial building.

## EXHIBIT "D"

### PLANNING CASE NOS. PL22-0102 and PL21-0400

#### CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **March 22, 2022**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on, and shall not be altered without express authorization by the Community Development Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

#### A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
  - a. Acceptance of the Permit by the Applicant; and
  - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.



- 3. Certification.** The Director of Community Development, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. Three copies of final Approved Plan set, shall be submitted to the Planning Division for certification. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.
- 4. Conformance to Approved Plans.**

  - a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
  - b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
  - c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Community Development to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.
- 5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
- 6. Certificate of Occupancy.**

  - a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
  - b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Community Development.

**7. Availability of Permit Conditions.**

- a.** Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Community Development.
- b.** The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

**8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

**9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

**10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.

Approval of this development Project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

**11. Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

**12. Clerk Recording.**

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

**13. Legal Description Adequacy.** The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

**14. Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

**15. Revocation, Suspension, Modification.** At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Community Development for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

**16. Indemnification, Hold Harmless, Duty to Defend.**

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or

- proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

**B. Construction, Maintenance, and Operation Obligations:**

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Community Development, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

- 3. Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
- 4. Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall

submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

**13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

**14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential Projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential Projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction Projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential Projects or portions thereof, or Section 5.408.1.4 for non-residential Projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

**15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Community Development that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary Project-generated functional equivalencies in the diesel PM emissions level are achieved.

### **C. Parking and Loading/Unloading.**

1. A minimum of fourteen (14) off-street parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required, minimum amount, shall be dimensioned per City standards and be



maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.

2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

**D. Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
  - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal if the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect

at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.

- b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
- c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Community Development.
- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Community Development shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

#### **E. Specific Planning Division Conditions:**

1. The applicant shall provide enhanced landscaping to screen the drive-through lanes from the public right-of-way. This shall be shown on the landscape plans to the satisfaction of the Director of Community Development.

#### **F. General Fire Division Conditions**

1. Fire Underground lines, Fire Sprinklers, Fire Alarms, and CO2 Beverage dispensing (if applicable) plans shall be deferred submittals to the Escondido Fire Department.
2. FDC/ PIV location shall be in an approved location as per Escondido Fire Department standards.
3. FDC shall be within 40ft of a hydrant.
4. An approved paved access and adequate water supply shall be provided prior to combustibles being brought to the site.

### **G. Engineering Division Conditions:**

#### **GENERAL**

1. The Developer shall provide the City Engineer with a Preliminary Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect.
4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of the Grading Permit and any Building Permits. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the Developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer.
7. The Developer's engineer shall submit to the Planning Department 3 copies of the Precise Development Plan as presented to the Planning Commission together with any changes contained in the adopted final conditions of approval. The Precise Development Plan will be certified by the Planning Department verifying that they are an accurate reproduction of the approved Precise Development Plan and one of these copies must be included with the first Final Engineering submittal for plan check to the Engineering Department.

### **STREET IMPROVEMENTS AND TRAFFIC**

1. All on-site driveways, and parking areas will be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.
2. The existing street light on N. Citrus Avenue must be either retrofitted or replaced with an LED street light in accordance with Escondido Standard Drawing No. E-1-E. The existing street light lamp shall be removed and salvaged to the City Public Works yard.
3. The existing pedestrian ramps at the northeast and southeast corners of the property on N. Citrus Avenue shall be replaced to comply with current ADA pedestrian ramps standards per the San Diego Area Regional Standards Drawing G-27.
4. The Developer may be responsible for an overlay of N. Citrus Avenue due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
5. The Developer shall remove and replace all damaged sidewalk, curb and gutter, along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.
6. The Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
7. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
8. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.
9. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This

plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

10. The Developer shall install trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.

### **GRADING and SITE IMPROVEMENTS**

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The Soils Engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete (AC) over 6" of asphalt Base (AB) or 7" Portland Concrete Cement (PCC) over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. The project's access drive, drive thru aisle and parking area shall be adequately illuminated from the project building structure to the satisfaction of the City Engineer, Director of Planning and Building Official. This lighting shall be maintained by the property owner.
4. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The Developer shall be responsible for maintaining all erosion control facilities throughout the project.
5. The Developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

### **DRAINAGE**

1. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the Property Owner.
2. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include treatment calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and also any "Green Street" facilities located in the public right-of-way. The SWQMP shall demonstrate how proposed proprietary best management practices meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.
3. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The

City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.

4. Portions of the project lie within the 100-year flood zone as designated on current flood insurance rate maps. All proposed development within these zones shall a minimum one (1) foot above the base flood elevation and conform to the City's Floodplain Ordinance. Prior to the Grading Plan approval for each parcel being developed within flood zone A, AO, AH, A-1 TO A-30, and A-99, Part I of the Elevation Certificate form must be completed and submitted to the City Engineer (Elevation Certificate forms are available at the City Engineering Department). In addition, If FEMA starts accepting applications, then a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA). All fill material within the above flood zones shall be compacted to 95% of maximum density per FEMA requirements. Upon completion and prior to final inspection of each new building in the above flood zones, Part II of the Elevation Certificate form must be completed and submitted to the City Engineer. If FEMA starts accepting LOMR applications prior to occupancy, then a Letter of Map Revision (LOMR) shall be issued by FEMA prior to final occupancy. For additional details, visit the FEMA website at [www.fema.gov/](http://www.fema.gov/). Sufficient security shall be posted with the City Engineer prior to Building Permit issuance to insure that Part II of the Elevation Certificate form is completed and the LOMR is issued by FEMA. The minimum-security amount shall be \$10,000. *Note; FEMA currently has stopped processing all CLOMR and LOMR's in the Region IX.*
5. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
6. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the Property Owner.

## **WATER SUPPLY**

1. All water services, detector check assemblies, and other water appurtenances shall be designed and installed at locations required and approved by the Director of Utilities. All new water main locations and sizing shall be to the satisfaction of the City Engineer and, in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Fire hydrants shall connect to a minimum 8-inch water main.
3. Where fire hydrants are being relocated, the abandoned fire hydrant laterals shall be abandoned at the water main. All existing gate valves and tees shall be removed and a straight run of pipe shall be replaced within the water main to the nearest joints.
4. Fire suppression and sprinkler systems beyond the detector check valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards,

and per the requirements of the City Fire Marshall and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.

5. A 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private driveway areas.
6. Any water or fire hydrant services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter or fire hydrant to the satisfaction of the Utilities Engineer and Water Distribution Department.
7. The Developer shall disconnect at the public main, all water services and fire hydrant laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.
8. Backflow prevention assemblies are private and shall be located on private property. Backflows shall be located directly behind the public meter.
9. All on-site water lines and backflow prevention devices not in public easements or the City's Right of Way shall be considered a private water system. The Property Owner will be solely responsible for all maintenance of these water lines and facilities.
10. There shall be no permanent structures located within the City's Public Utilities Easements.
11. No trees or deep rooted plants shall be planted within 10-feet of any water service.

## **SEWER**

1. A private 6-inch minimum (PVC) sewer lateral with a standard clean-out within 18-inches of the Public Utilities Easement or right-of-way shall be constructed for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye fitting or Inserta-Tee. 8-inches in diameter sewer laterals shall be connected to the public sewer at a manhole.
2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. No trees or deep rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. All abandoned sewer laterals shall be removed or capped at the property line and so noted on the improvement plans to the satisfaction of the Utilities Engineer.

5. All sewer lateral(s) and grease traps shall be considered a private sewer system. The Property Owner will be responsible for all maintenance of the sewer lateral(s) and system to the sewer main.
6. There shall be no permanent structures located within the City's Public Utilities Easements.
7. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system.
8. A Grease trap if required for the restaurant component of the project shall be installed at an approved location to the satisfaction of the Director of Utilities.

### **LANDSCAPE**

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan for review and approval by Engineering and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

### **EASEMENTS AND DEDICATIONS**

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Grading and Improvement Plans. There shall be no permanent structures located within the City's Public Utilities Easements.
2. Public utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City.

*Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final public documents. The initial submittal of the plat and legal shall include the required Dedication fee in effect at the time of the submittal.*

### **REPAYMENTS AND FEES**

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items



of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.

2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

### **UTILITY UNDERGROUNDING AND RELOCATION**

1. All existing overhead utilities within the property boundary or along fronting streets shall be relocated underground as required by the Undergrounding Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.
2. The Developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

### **SURVEYING AND MONUMENTATION**

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey (or Corner Record if appropriate) shall be recorded.



# PLANNING COMMISSION

Agenda Item No.: H.1  
Date: March 22, 2022

**PROJECT NUMBER / NAME:** Climate Action Plan Annual Monitoring Report (PL22-0075)

**REQUEST:** Review and receive the Climate Action Plan Annual Monitoring Report.

**LOCATION:** CityWide

**APN / APNS:** N/A

**GENERAL PLAN / ZONING:** N/A

**APPLICANT:** City of Escondido

**PRIMARY REPRESENTATIVE:**  
Veronica Morones, Senior Planner

**DISCRETIONARY ACTIONS REQUESTED:** N/A

**PREVIOUS ACTIONS:** On January 12, 2021, the Planning Commission reviewed the draft Climate Action Plan and unanimously recommended approval to the City Council with minor modifications.

**PROJECT PLANNER:** Veronica Morones, Senior Planner

**CEQA RECOMMENDATION:** Exempt pursuant to CEQA Guidelines section 15378(b)(5)

**STAFF RECOMMENDATION:** None

**REQUESTED ACTION:** Receive report and presentation.

**CITY COUNCIL HEARING REQUIRED:**  YES  NO

**REPORT APPROVALS:**

Adam Finestone, AICP  
Interim Director of Community Development

**A. BACKGROUND:**

In 2013 the City adopted a Climate Action Plan (“CAP”) as a pathway toward creating a more sustainable, healthy, and livable community. The strategies outlined in the 2013 CAP were to not only reduce greenhouse gas (“GHG”) emissions, but also to provide energy, fuel, water, and monetary savings to residents, businesses, and other community members--while improving the quality of life in Escondido. In 2018, City staff began a community process to update the City’s CAP to re-establish a baseline GHG emissions inventory, project future GHG emissions, and set GHG reduction targets consistent with relatively newer state mandates. The City Council adopted the update to the 2013 CAP (PHG18-0009) on March 10, 2021.

The CAP identifies reduction targets to reduce citywide GHG emissions to 42 percent below 2012 levels by 2030, and 52 percent below 2012 levels by 2035. A total of 11 strategies for reducing citywide GHG emissions are identified within the CAP (refer to Tables 4-3 and 5-1 of the CAP). Each strategy contains a varying number of measures that support the overall strategy. Within each measure are a number of performance metrics on how such reduction measure will be reached. It is important to note that two of the 11 strategies support their measures with adaptation actions instead of performance metrics (Strategies A-1 and A-2). City staff will provide annual updates to the City Council and Planning Commission on CAP implementation efforts. In addition to the annual reporting, the purpose of the Climate Action Plan Annual Monitoring Report is to set implementation milestones for the forthcoming reporting year.

This is the first Climate Action Plan Annual Monitoring Report since the adoption of the update to the CAP in 2021.

**B. SUMMARY OF REQUEST:**

Receive the Climate Action Plan Annual Monitoring Report, documenting the City’s progress on implementing the Climate Action Plan for the March 2021 – March 2022 timeframe.

**C. SUPPLEMENTAL DETAILS OF REQUEST:**

The Climate Action Plan Annual Monitoring Report provides an annual review of the CAP to assess the level of implementation and effectiveness of the CAP measures adopted. Implementation of measures identified in the CAP would meet the City’s GHG reduction targets based on the analysis presented within the CAP. Therefore, it is necessary to provide annual monitoring to ensure the City is on target to meet the specific GHG reduction goals for the specified 2030 and 2035 years. Implementation of the CAP is achieved through two primary efforts: environmental review for new developments and City-led implementation activities.

**D. PROJECT ANALYSIS:**

The Climate Action Plan Annual Monitoring Report provides information to assess the City’s performance in achieving targets of the Climate Action Plan during the previous 12-month reporting period. The annual monitoring report will help identify any adjustments or modifications to the CAP, and means to improve local implementation. To achieve the GHG emissions reductions described within the CAP, strategies and measures must be reviewed, maintained, and implemented in a consistent manner to successfully serve the CAP’s purpose.

### CAP Reduction Strategies

The CAP identifies 11 strategies for reducing citywide GHG emissions to target levels, with each strategy consisting of numbered measures (i.e., T-1.1, etc.) with detailed performance metrics/adaptation actions. As of March 2022, the City has implemented measures in the following reduction strategy categories, as shown in bold below. In other words, the City is in process on at least one of the implementing measures related to the reduction strategies bolded below.

- |  |   |
|--|---|
| <b>1. Increase Use of Zero-Emission or Alternative Fuel Vehicles</b> | 6. Increase Water Efficiency                          |
| <b>2. Reduce Fossil Fuel Use</b>                                     | <b>7. Diversify Local Water Supply</b>                |
| <b>3. Reduce Vehicle Miles Traveled (VMT)</b>                        | <b>8. Reduce and Recycle Solid Waste</b>              |
| <b>4. Increase Building Energy Efficiency]</b>                       | 9. Carbon Sequestration                               |
| <b>5. Increase Renewable and Zero Carbon Energy</b>                  | 10. Become A “Client Smart” Leader                    |
|  | <b>11. Build Thriving and Resilient Neighborhoods</b> |

In addition to the 11 reduction strategies identified within the CAP, there are an additional four overarching implementation measures:

- a. Establish a Climate Commission
- b. Hire a full-time sustainability or climate coordinator
- c. Receive updated GHG inventory from SANDAG every two years (if no inventory is available, then the City is to develop an updated emissions inventory)
- d. Evaluate the effectiveness of the CAP measures through the 2021-2025 annual monitoring reports and identify new technologies and methodologies that did not exist at the time of the CAP adoption

Attachment 1 provides the Climate Action Plan Annual Monitoring Report--a detailed matrix of all CAP reduction strategies, measures, performance metrics/adaptation actions, and where they are in process by the responsible department/agency. Attachment 1 is formatted similarly to Table 4-3 of the CAP, with no data represented by a double dash. At the top of the matrix is a blue header bar, with the following columns:

- **Status:** implementation status of each measure and performance metric as of March 2022
  - Not yet implemented: the action is yet to begin
  - Ongoing: the action is underway, but not yet complete
  - Completed: the action is complete

- **Measure:** the measure's identifying number
- **Title:** Measure's title/name
- **GHG Reduction Potential (MTCO<sub>2e</sub>):** The total anticipated greenhouse gas emissions reduced by completely implementing the item (expressed in metric tons of carbon dioxide equivalent).
- **Responsible Agency/Department:** responsible entity for implementation
- **Implementation Timeframe:** the timeframe over which strategies are implemented
  - Short-term: 0-3 years
  - Mid-term: 4-10 years
  - Long-term: 10+ years
  - Ongoing: already occurring as of the 2021 CAP adoption
- **CAP Implementation Date:** the specific date identified within the CAP for implementation
- **Staff Implementation Cost:** level of cost to implement
  - Low: requires limited resources of current staff and can be implemented with prioritization of current staff's workload
  - Medium: requires staff resources beyond current capacity and requires new part-time staff and/or contracts
  - High: requires extensive staff resources, including a significant number of new staff and/or contracts
- **Ease of Implementation:** level of effort required to implement
  - Low: existing programs in place to support implementation and limited resources needed for implementation
  - Medium: requires internal and external coordination and policy and code revisions; funding sources are accessible
  - High: requires a general plan amendment or new policy/ordinances, robust outreach, regional cooperation, and securing long-term funding

Table 4-3 of the CAP provides an assigned Responsible Agency/Department, Staff Implementation Costs, and Ease of Implementation only for the numbered measures listed under strategies 1 through 9. The CAP does not include this information for strategies A-1 and A-2. Rows that are highlighted in yellow are those with a "2020" or "2021" CAP Implementation Date and are not yet implemented. Rows highlighted in green are completed CAP items.

### Findings

Table 4-3 of the CAP provides estimates on Staff Implementation Costs, Ease of Implementation, and Implementation Timeframe for numbered measures (i.e., T-1.1, E-4.1, etc.) of strategies 1 through 9. Staff evaluated these measures to assess their progress in implementation/completion. Overall, the City has implemented more measures with a mid-term Implementation Timeframe

than short-term, and more measures with a low Staff Implementation Cost than medium. The one Staff Implementation Cost measure (T-3.7) labeled as high has not been implemented. All of the measures with a high Ease of Implementation have performance metrics/adaptation actions that are underway or complete, in comparison with only three out of 11 with a low Ease of Implementation.

Housed within each implementation measure are the performance metrics and adaptation actions (outlined in Attachment 1). These performance metrics and adaptation actions predominantly consist of items not yet implemented, as their timeframes are several years out. However, of the items anticipated for action in 2020 or 2021, 7 out of 17 are underway or complete, with 10 not yet implemented. An additional 33 items, scheduled for completion in 2022 or later, are ongoing or completed. Completed items include, but are not limited to, the City becoming a member of the Clean Energy Alliance (CEA), a community choice energy program, in October 2021; adoption and implementation of an organic waste and recycling program in December 2021; and retrofitting of over 1,000 streetlights with LEDs since March 2021. The total GHG reduction potential of the completed items account for a total estimated 6 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e).

In addition to the 10 items scheduled for implementation by 2020 or 2021 yet to be implemented, an additional 7 items yet to be implemented are scheduled for completion in 2022.

#### **E. FISCAL ANALYSIS:**

There are no direct fiscal implications associated with this annual monitoring report.

#### **F. ENVIRONMENTAL STATUS:**

The Climate Action Plan Annual Monitoring Report is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the success of implementing the Climate Action Plan and review what was implemented during the 12-month reporting period.

#### **G. PUBLIC INPUT:**

None.

#### **H. CONCLUSION:**

Receive and file.

#### **ATTACHMENTS:**

1. Climate Action Plan Annual Monitoring Report (2021-2022)

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

The Climate Action Plan Annual Monitoring Report is a detailed matrix of all CAP reduction strategies, measures, performance metrics/adaptation actions, and notes where they are in process by the responsible department/agency. The CAP Annual Monitoring Plan is formatted similarly to Table 4-3 of the CAP. At the top of the matrix is a blue header bar, with the following columns:

- **Status:** implementation status of each measure and performance metric as of March 2022
  - Not yet implemented: the action is yet to begin
  - Ongoing: the action is underway, but not yet complete
  - Completed: the action is complete
- **Measure:** the measure's identifying number
- **Title:** measure's title/name
- **GHG Reduction Potential (MTCO<sub>2e</sub>):** the total anticipated greenhouse gas emissions reduced achieved through full implementation of the item (expressed in metric tons of carbon dioxide equivalent).
- **Responsible Agency/Department:** responsible entity for implementation
- **Implementation Timeframe:** the timeframe over which strategies are implemented
  - Short-term: 0-3 years
  - Mid-term: 4-10 years
  - Long-term: 10+ years
  - Ongoing: already occurring
- **CAP Implementation Date:** the specific date identified within the CAP for implementation
- **Staff Implementation Cost:** level of cost to implement
  - Low: requires limited resources of current staff and can be implemented with reprioritization of current staff's workload
  - Medium: requires staff resources beyond current capacity and requires new part-time staff and/or contracts
  - High: requires extensive staff resources, including a significant number of new staff and/or contracts
- **Ease of Implementation:** level of effort required to implement
  - Low: existing programs in place to support implementation and limited resources needed for implementation
  - Medium: requires internal and external coordination and policy and code revisions; funding sources are accessible

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

- High: requires a general plan amendment or new policy/ordinances, robust outreach, regional cooperation, and securing long-term funding

Rows that are highlighted in **yellow** are those with a “2020” or “2021” CAP Implementation Date and are not yet implemented. Rows highlighted in **green** are completed CAP items, regardless of the implementation date. Cells with no data are represented by a double dash.



**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2e</sub> )	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Completed for 2021	--	Annual monitoring report to Planning Commission and City Council, identifying CAP implementation efforts to date, CAP's performance in achieving targets, and set implementation milestones for the following year.	--	CD	--	March 2022	--	--
Not yet implemented	--	Establish Climate Commission: formal advisory group to help provide ongoing program support and guidance.	--	--	Short-Term	<b>2021</b>	--	--
Not yet received	--	Receive updated GHG inventory from SANDAG; if no data is received then the City will need to develop an updated emissions inventory by 2022.	--	CD	Short-Term	<b>2021</b>	--	--
Completed. The planning division recently hired a senior planner (end of 2021) to work on CAP implementation.	--	Hire a full-time sustainability or climate coordinator.	--	--	--	--	--	--
Not yet implemented	--	Based on findings from the monitoring report and inventory updates, City staff will review the performance of each individual measure, evaluate the effectiveness of maintaining existing measures into the future, and identify new technologies and methodologies that did not exist at the time of CAP adoption.	--	CD	Mid-Term	End of 2025	--	--
<b>Strategy 1: Increase Use of Zero-Emission or Alternative Fuel Vehicles</b>								
	T-1.1	Transition to a Clean and More Fuel- Efficient Municipal Vehicle Fleet.	--	PW	Mid-Term	--	Low	Low
Not yet implemented	Performance Metrics	Adopt a procurement policy for converting all municipal vehicle fleet to EVs and PHEV's.	--	--	Short-Term	<b>2021</b>	--	--
Ongoing: The City added 6 zero-emissions vehicles to the fleet.		Add 11 new EVs and PHEVs to the City fleet by 2030.	33	--	Mid-Term	2030	--	--
Not yet implemented		Install 30 EV Charging stations at the Police and Fire Headquarters by 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Maintain 30 EV charging stations and 11 EVs and PHEVs in the municipal fleet in 2035.	33	--	Long-Term	2035	--	--

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2</sub> e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
	T-1.2	Install EV Charging Stations at Park and Ride Lots.	--	CD; PW	Short-Term	--	Medium	Medium
Not yet implemented	Performance Metrics	Install 181 EV charging stations in Park and Ride lots by 2030.	463	--	Mid-Term	2030	--	--
Not yet implemented		Install 281 EV charging stations in Park and Ride lots by 2035.	737	--	Long-Term	2035	--	--
	T-1.3	Adopt an Ordinance to Require EV Charging Stations at New Developments.	--	CD; PW	Short-Term	--	Low	Medium
Not yet implemented	Performance Metrics	Adopt an ordinance requiring EV charging station installation in new multi-family and new commercial developments.	--	--	Short-Term	2022	--	--
Not yet implemented		Adopt an ordinance that requires the installation of EV charging stations in existing, larger commercial developments (consisting of 100 spaces or more).	--	--	Short-Term	2023	--	--
Not yet implemented		Establish a “Clean Energy Equity Plan” to improve equitable access to clean and sustainable energy in priority investment neighborhoods (“PINs”) to increase EV ownership, EV car-sharing, installation of EV chargers in existing multi-family projects, etc.	--	--	Mid-Term	2025	--	--
Not yet implemented		Install 531 EV charging stations in multi-family and commercial developments by 2030.	3,513	--	Mid-Term	2030	--	--
Not yet implemented		Install 802 EV charging stations in multi-family and commercial developments by 2035.	5,732	--	Long-Term	2035	--	--
	T-1.4	Require EV Charging Stations at New Model Home Developments.	--	CD	Mid-Term	--	Low	Medium
Not yet implemented	Performance Metrics	Adopt an ordinance requiring EV charging station installation in new single- family homes and townhouses.	--	--	Short-Term	<b>2021</b>	--	--
Not yet implemented		Install 200 EV charging stations in new single-family homes and townhouses by 2030.	339	--	Mid-Term	2030	--	--
Not yet implemented		Install 300 EV charging stations in new single-family homes and townhouses by 2035.	520	--	Long-Term	2035	--	--

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2e</sub> )	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
<b>Strategy 2: Reduce Fossil Fuel Use</b>								
	T-2.1	Synchronize Traffic Signals.	--	ES	Ongoing	--	Low	Medium
Ongoing:	Performance Metrics	Synchronize traffic signals at 23 City-maintained intersections by 2030.	289	--	Mid-Term	2030	--	--
Not yet implemented		Synchronize traffic signals at 35 City-maintained intersections by 2035.	408	--	Long-Term	2035	--	--
	T-2.2	Install Roundabouts.	--	CD; ES	Ongoing	--	Medium	Medium
Not yet implemented	Performance Metrics	Establish a policy that requires the study of roundabouts at intersections with lower average daily trips, whereby the feasibility of roundabouts are evaluated for all new intersections and for existing intersections where capacity or safety problems have been identified.	--	--	Mid-Term	2025	--	--
Ongoing:		Install roundabouts at eight City-maintained intersections by 2030.	811	--	Mid-Term	2030	--	--
Ongoing		Install roundabouts at 12 City-maintained intersections by 2035.	1,145	--	Long-Term	2035	--	--
	T-2.3	Increase Renewable of Alternative Fuel Construction Equipment	--	CD	--	--	--	--
Not yet implemented	Performance Metrics	Adopt an ordinance requiring electric-powered or alternatively-fueled construction equipment in new developments and land-moving projects, to the extent such equipment is available. Exempt small residential and non-residential projects from this requirement.	--	--	Mid-Term	2027	--	--
Not yet implemented		Reduce fuel consumed by construction equipment and construction fleets by 25 percent by 2035. It is assumed that 50% of new development projects would be exempt from this requirement.	2,508	--	Long-Term	2035	--	--

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2</sub> e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Conduct educational campaigns to promote fuel-efficient driving (“eco-driving”) practices, such as reduced idling, slower driving speeds, gentle acceleration, and proper tire inflation.	--	--	--	--	--	--
Not yet implemented		Update the City's General Plan Mobility and Infrastructure Element to support network build-out and improved traffic flow.	--	--	--	--	--	--
Not yet implemented		Medium- and heavy-duty electronic truck sales and usage is expected to increase starting in 2024, consistent with the 2020 Advanced Clean Truck Rule mandated by the California Air Resource Board (“CARB”). To support this rule, the City should adopt an ordinance to establish requirements for large truck EV charging stations and work with businesses to increase station access to support the mandate	--	--	--	--	--	--
<b>Strategy 3: Reduce Vehicle Miles Traveled</b>								
	T-3.1	Participate in the SANDAG iCommute Vanpool Program.	--	CM; CD	Ongoing	--	Low	Low
Not yet implemented	Performance Metrics	Maintain a minimum of 36 SANDAG vanpools annually that start or end in the City in 2030.	837	--	Mid-Term	2030	--	--
Not yet implemented		Maintain a minimum of 36 SANDAG vanpools annually that start or end in the City in 2035.	787	--	Long-Term	2035	--	--
	T-3.2	Improve Pedestrian Infrastructure in Priority Areas.	--	CD	Ongoing	--	Low	Low
Ongoing: Engineering Services (ES) is working on the RFP to solicit bids for developing an active transportation plan. The RFP is anticipated in Spring 2022.	Performance Metrics	Develop and adopt an Active Transportation Plan that includes a Pedestrian Master Plan, Trails Master Plan, Safe Routes to School Plan, and Safe Routes to Transit Plan.	--	--	Short-Term	2023	--	--
Ongoing		Install or improve at least 5.8 miles of sidewalk in priority areas.	44	--	Mid-Term	2030	--	--
Ongoing		Install or improve at least 8.3 miles of sidewalk in priority areas.	59	--	Long-Term	2035	--	--
	T-3.3	Implement the Safe Routes to School Program.	--	CD; EUSD; ES	Ongoing	--	Low	Low

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2e</sub> )	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented ES is working on the RFP to solicit bids for developing an active transportation plan. The RFP is anticipated in Spring 2022.	Performance Metrics	Develop and adopt an Active Transportation Plan that includes a Safe Routes to School Plan.	--	--	Short-Term	2023	--	--
Not yet implemented		Increase the percent of students walking to school in the EUSD to 27 percent in 2030.	60	--	Mid-Term	2030	--	--
Not yet implemented		Increase the percent of students bicycling to school in the EUSD to 2.3 percent in 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Increase the percent of students walking to school in the EUSD to 30 percent in 2035.	82	--	Long-Term	2035	--	--
Not yet implemented		Increase the percent of students bicycling to school in the EUSD to 2.5 percent in 2035.		--	Long-Term	2035	--	--
	T-3.4	Develop a Citywide TDM Plan.	--	CD	Short-Term	--	Medium	Medium
Not yet implemented	Performance Metrics	Adopt a TDM ordinance, effective in 2022. <ul style="list-style-type: none"> <li>Provide “end-of-trip” facilities for bicycle commuters (i.e. bicycle parking spaces, showers, lockers)</li> <li>Provide discounted monthly NCTD transit passes or transit subsidies</li> <li>Provide informational material to employees for carpool and vanpool ride-matching services</li> <li>Implement parking cash-out policies</li> <li>Develop alternate workplace, telecommuting, and/or alternate work schedule programs</li> </ul>	--	--	Short-Term	<b>End of 2021</b>	--	--
Not yet implemented		Develop and implement a wayfinding program with signage and information systems to facilitate walking, biking, and efficient driving and parking	--	--	Short-Term	2023	--	--
Not yet implemented		Increase bicycle commute mode share to 2.0 percent citywide and 3.5 percent in the downtown employment center in 2030.	533	--	Mid-Term	2030	--	--
Not yet implemented		Increase transit commute mode share to 4.5 percent citywide and 7.5 percent in the downtown employment center in 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Increase carpool commute mode share to 17.0 percent citywide and 15.5 percent in the downtown employment center in 2030.		--	Mid-Term	2030	--	--

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2e</sub> )	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Increase bicycle commute mode share to 2.5 percent citywide and 4.0 percent in the downtown employment center in 2035.	820	--	Long-Term	2035	--	--
Not yet implemented		Increase transit commute mode share to 5.0 percent citywide and 8.0 percent in the downtown employment center in 2035.		--	Long-Term	2035	--	--
Not yet implemented		Increase carpool commute mode share to 17.0 percent citywide and 16.0 percent in the downtown employment center in 2035.		--	Long-Term	2035	--	--
	T-3.5	Update Bicycle Master Plan.	--	CD	Ongoing	--	Medium	Medium
Not yet implemented	Performance Metrics	Develop and implement a citywide bike rack policy.	--	--	Short-Term	2024	--	--
Ongoing: Escondido Creek Trail Expansion and Renovation Project is under environmental review as of February 2022, with anticipated construction starting in late 2022 for Phase 1.		Complete construction of the Class I Escondido Creek Bike Path, funded through Prop 68, to facilitate a larger network of active transportation access points and opportunities.	--	--	Mid-Term	2025	--	--
Not yet implemented		Develop and implement a program to incentivize City employees commuting to work by bike or other modes of alternative transport as a model for other local employers.	--	--	Mid-Term	2025	--	--
Not yet implemented		Install at least 19 miles of new Class II or better bicycle lanes by 2030.	231	--	Mid-Term	2030	--	--
Not yet implemented		Install at least 30 miles of new Class II or better bicycle lanes by 2035.	335	--	Long-Term	2035	--	--
	T-3.6	Increase Transit Commuters Among New Downtown Residents.	--	CD	Ongoing	--	Low	Low
Not yet implemented	Performance Metrics	Develop a downtown parking study and feasibility study to look into multi-level, public/private parking lot(s) and convert surplus city-owned lots to facilitate redevelopment.	--	--	Short-Term	2024	--	--
Not yet implemented		Increase the proportion of commuters using transit and living in new residential developments within the Downtown Specific Plan and East Valley area from five percent to eight percent by 2030.	84	--	Mid-Term	2030	--	--
Not yet implemented		Increase the proportion of commuters using transit and living in new residential developments within the Downtown Specific Plan and East Valley area to 10 percent by 2035.	177	--	Long-Term	2035	--	--

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2e</sub> )	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Requiring projects to provide six-month transit passes to new residents if proposing any reduction in parking over 15 percent of required amount	--	--	--	--	--	--
Not yet implemented		Requiring projects to monitor transit use by new residents for the first six months of operation and present monitoring results to the City	--	--	--	--	--	--
	T-3.7	Develop an Intra-City Shuttle Program.	--	CD; PW	Mid-Term	--	High	Medium
Not yet implemented	Performance Metrics	Complete a feasibility study that demonstrates the intra-city shuttle system would reduce internal trips seven percent by 2030 and 10 percent by 2035.	4,463	--	Mid-Term	2030	--	--
Not yet implemented		Operate two or more shuttle routes with 10-minute headways during commute hours in 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Operate two or more shuttle routes with 10-minute headways during commute hours in 2035.	6,540	--	Long-Term	2035	--	--
	T-3.8	Increase Transit Ridership.	--	CD; SANDAG	Mid- to Long-Term	--	Medium	Medium
Not yet implemented	Performance Metrics	Increase internal-external/external-internal commute transit mode share of 4 percent by 2030.	7,829	--	Mid-Term	2030	--	--
Not yet implemented		Increase internal-external/external-internal commute transit mode share of 5 percent by 2035.	17,099	--	Long-Term	2035	--	--
	T-3.9	Develop and Implement a Service Population-Based VMT Threshold.	--	CD	Short-Term	--	Low	Low
Ongoing: Transportation Impact Analysis Guidelines with a per capita and employee based VMT threshold adopted in April 2021.	Performance Metrics	Reduce citywide VMT to 1.8 percent below projected 2030 VMT levels in 2030.	5,829	--	Mid-Term	2030	--	--
Ongoing		Reduce citywide VMT to 3.5 percent below projected 2035 VMT levels in 2035.	11,075	--	Long-Term	2035	--	--
Not yet implemented		Pursue State grants, such as the Affordable Housing and Sustainable Communities Grant, to support affordable housing projects near transit	--	--	--	--	--	--

**Climate Action Plan Annual Monitoring Report  
March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2e</sub> )	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
<b>Strategy 4: Increase Building Energy Efficiency</b>								
	E-4.1	Require New Residential Developments to Install Alternately-Fueled Water Heaters.	--	CD	Short-Term	--	Low	Low
Not yet implemented	Performance Metrics	Adopt an ordinance requiring the installation of alternately-fueled water heaters effective in 2023 in new developments and significant remodels.	--	--	Short-Term	2022	--	--
Not yet implemented		Establish incentives for landlords and homeowners to upgrade to electric heat pump water heaters.	--	--	Mid-Term	2025	--	--
Not yet implemented		Approve 995 new residential units served by electric heat pump water heaters by 2030.	629	--	Mid-Term	2030	--	--
Not yet implemented		Approve 1,276 new residential units served by electric heat pump water heaters by 2035.	822	--	Long-Term	2035	--	--
	E-4.2	Require New Multi-Family Residential Developments to Install Electric Cooking Appliances.	--	CD	Short-Term	--	Low	Low
Not yet implemented	Performance Metrics	Adopt an ordinance, effective in 2023, requiring the installation of electric cooking appliances.	--	--	Short-Term	2022	--	--
Not yet implemented		Establish incentives for landlords and homeowners to upgrade to electric cooking appliances.	--	--	Mid-Term	2025	--	--
Not yet implemented		Install 955 new electric cooking appliances.	143	--	Mid-Term	2030	--	--
Not yet implemented		Install 1,142 new electric cooking appliances.	172	--	Long-Term	2035	--	--
	E-4.3	Reduce Electricity Use in Streetlights.	--	PW	Ongoing	--	Low	Medium



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March 2021 – March 2022**

Status	Measure	Title	GHG Reduction Potential (MTCO <sub>2</sub> e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Completed. As of July 2021, 1,010 street lights retrofitted.	Performance Metrics	Retrofit 300 existing HPS streetlights with LEDs by 2030.	3	--	Mid-Term	2030	--	--
Completed. As of July 2021, 1,010 street lights retrofitted.		Retrofit 450 existing HPS streetlights with LEDs by 2035.	3	--	Long-Term	2035	--	--
	E-4.4	Require Non-Residential Alterations and Additions to Install Alternative-Fuel Water Heaters.	--	CD	Short-Term	--	Low	Low
Not yet implemented	Performance Metrics	Require the installation of electric heat pump water heaters for a minimum alteration and addition area of 1.08 million sq. ft. of non-residential buildings by 2030.	160	--	Mid-Term	2030	--	--
Not yet implemented		Require the installation of electric heat pump water heaters for a minimum alteration and addition area of 1.755 million sq. ft. of non-residential buildings by 2035.	263	--	Long-Term	2035	--	--
Not yet implemented		Evaluate the feasibility of a local home retrofit program and utilize the Clean Energy Equity Plan for reinvestment in priority investment neighborhoods ("PINS"), focusing on the oldest housing stock	--	--	--	--	--	--
<b>Strategy 5: Increase Renewable and Zero Carbon Energy</b>								
	E-5.1	Increase Renewable Energy Generated at Municipal Facilities	--	ES; PW	Ongoing	--	Low	Medium
Not yet implemented	Performance Metrics	Install at least 0.8 MW of PV at municipal facilities and parking lots by 2030.	292	--	Mid-Term	2030	--	--
Not yet implemented		Install at least 2.0 MW of PV at municipal facilities and parking lots by 2035.	745	--	Long-Term	2035	--	--
	E-5.2	Require New Commercial Developments to Achieve ZNE.	--	CD	Ongoing	--	Medium	High
Not yet implemented	Performance Metrics	Adopt a Zero Net Energy ordinance effective in 2023.	--	--	Short-Term	2022	--	--
Not yet implemented		Approve at least 970,200 sq. ft. of new office and retail space that achieve zero net energy by 2030.	1,618	--	Mid-Term	2030	--	--

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Not yet implemented		Approve at least 1,576,575 sq. ft. of new office and retail space that achieve zero net energy by 2035.	2,668	--	Long-Term	2035	--	--
	E-5.3	Increase Grid-Supply Renewable and/or Zero-Carbon Electricity.	--	CD; CM	Ongoing		Medium	High
Completed.	Performance Metrics	Complete a CCA/CCE feasibility study.	--	--	Short-Term	2021	--	--
During FY 2020-2021, a joint study with the Cities of Vista and San Marcos occurred. The City Council adopted Resolution No. 2021-169 to join the Clean Energy Alliance (CEA) Oct. 27, 2021.								
Not yet implemented		Establish a “Clean Energy Equity Plan” to support low-income residents and small organizations to purchase or obtain renewable energy. Program to include specific goals for local and decentralized renewable energy, rental and homeowner programs and/or system incentives, creation of local green jobs, and local hiring requirements, etc.	--	--	Mid-Term	2025	--	--
Not yet implemented		Complete a micro-grid feasibility study with the goal to encourage clean energy development and access in priority investment neighborhoods (“PINs”).	--	--	Mid-Term	2028	--	--
Not yet implemented		Achieve 100 percent renewable and zero-carbon electricity supply in 2030.	42,134	--	Mid-Term	2030	--	--
Not yet implemented		Achieve 100 percent renewable and zero-carbon electricity supply in 2035.	29,486	--	Long-Term	2035	--	--
	E-5.4	Increase Renewable Electricity Generated at School Sites.	--	EUSD	Ongoing	--	Medium	High
Ongoing:	Performance Metrics	Install 2.6 MW behind-the-meter PV at school sites by 2030.	947	--	Mid-Term	2030	--	--
EUSD installed 2.78 MW in the 2020/2021 fiscal year (FY); and is considering an additional 1 MW of PV at remaining sites in 2022/2023 FY.								
Ongoing		Install 2.6 MW behind-the-meter PV at school sites by 2035.	965	--	Long-Term	2035	--	--
Ongoing:		Support the efforts at the Hale Avenue Resource Recovery Facility (HAARF) to create renewable electricity and heat for municipal operations	--	--	--	--	--	--

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The HARRF maintains a biogas cogeneration renewable energy project that takes digester gas and produces energy. The project produces a combined 1200kW of electricity to fully power the HARRF. In addition, the heat produced by the electric generators heats the HARRF's digester water loop, which in turn heats the digester sludge to optimal temperatures.								
<b>Strategy 6: Increase Water Efficiency</b>								
	W-6.1	Reduce Municipal Landscape Water Consumption.	--	ES; PW	Ongoing	--	Low	Medium
Not yet implemented	Performance Metrics	Reduce water use at City Parks and in the City's LMD by 84 acre-feet in 2030.	45	--	Mid-Term	2030	--	--
Not yet implemented		Reduce water use at City Parks and in the City's LMD by 118 acre-feet in 2035.	64	--	Long-Term	2035	--	--
	W-6.2	Reduce Landscape Water Consumption in Developments.	--	CD	Ongoing	--	Low	Low
Not yet implemented	Performance Metrics	Adopt an updated landscape ordinance effective 2022.	--	--	Short-Term	<b>2021</b>	--	--
Not yet implemented		Approve the development of 130 new single-family homes or townhouses with greywater systems and rain barrels by 2030.	8	--	Mid-Term	2030	--	--
Not yet implemented		Approve the development of 195 new single-family homes or townhouses with greywater systems and rain barrels by 2035.	12	--	Long-Term	2035	--	--
<b>Strategy 7: Diversify Local Water Supply</b>								
Construction of the MFRO facility is underway, with an anticipated completion date sometime in May 2023.	W-7.1	Develop a Local Water Supply for Agricultural Water Use.	--	CD; ES; U	Mid-Term	--	Medium	High
Not yet implemented	Performance Metrics	Supply 6,721 acre-feet of water to agricultural customers from the MFRO facility in 2030.	3,541	--	Mid-Term	2030	--	--

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Not yet implemented		Supply 6,721 acre-feet of water to agricultural customers from the MFRO facility in 2035.	3,571	--	Long-Term	2035	--	--
<b>Strategy 8: Reduce and Recycle Solid Waste</b>								
	S-8.1	Increase Citywide Waste Diversion.	--	CD; PW; U	Mid-Term	--	Medium	High
Completed. Organics ordinance approved in Dec. 2021 (Chapter 14: Solid Waste and Recycling updated to account for organic waste recycling). Residential organic waste and recycling program began in Feb. 2021; and nonresidential is currently underway, with enforcement ordinance carried out at end of 2021, and additional actions ongoing through 2022.	Performance Metrics	Adopt and implement an organic waste recycling program	--	--	Short-Term	2021	--	--
Completed. Dec. 2021 update to Ch. 14 includes requirements for diversion and composting operations. Waste diversion is occurring, along with outreach/education with first composting workshop set for February 2022 (anticipate 4/year).		Adopt a composting and waste diversion ordinance	--	--	Short-Term	2023	--	--
Ongoing: MORe Plan is underway, which includes targeted outreach to commercial, multifamily, and mobile home parks to adopt organics recycling. Bilingual presentations will be conducted with information on recycling.		Work with the franchise waste hauler and other partners to assess the infrastructure needed to support composting and waste diversion goals.  Develop a Zero Waste Plan to support zero waste programs; prioritize community education to priority investment neighborhoods (“PINs”); and start building the necessary infrastructure for diverting waste and processing anaerobic digester waste.	--	--	Short-Term	2023	--	--
Ongoing: Current diversion rate as of 2021 is approximately 25%.		Achieve 80 percent citywide waste diversion in 2030.	23,588	--	Mid-Term	2030	--	--

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Ongoing		Achieve 90 percent citywide waste diversion in 2035.	27,405	--	Long-Term	2035	--	--
<b>Strategy 9: Carbon Sequestration</b>								
	C-9.1	Enforce Landscape Tree Requirements at New Developments.	--	CD; PW	Short-Term	--	Low	Medium
Not yet implemented	Performance Metrics	Adopt an updated landscape ordinance and in-lieu tree planting program to fund new tree plantings such as an in-lieu program to offset trees plantings on highly constrained sites.	--	--	Short-Term	<b>2021</b>	--	--
Not yet implemented		Amend the updated landscape ordinance establish requirements for street and median trees and requirements for tree health (e.g. inspection, enforcement, and maintenance requirements).	--	--	Short-Term	<b>2021</b>	--	--
Ongoing		Plant and maintain 2,802 new trees at new developments by 2030.	183	--	Mid-Term	2030	--	--
Ongoing		Plant and maintain 4,076 new trees at new developments by 2035.	239	--	Long-Term	2035	--	--
	C-9.2	Develop a Citywide Urban Forestry Program.	--	CD; PW	Short-Term	--	Low	Medium
Not yet implemented	Performance Metrics	Pursue grant funding opportunities to fund the development of an Urban Forestry Program.	--	--	Short-Term	<b>2021</b>	--	--
Not yet implemented		Adopt an Urban Forestry Program with the goal of having one tree per resident in year 2088, which includes the following: <ul style="list-style-type: none"> <li>• Complete an assessment of existing conditions and calculate canopy coverage percentage for the City and for priority investment neighborhoods (“PINs”).</li> <li>• Establish a tree planting and replacement program to achieve coverage of at least 25 percent in residential areas and 15 percent in commercial and industrial areas.</li> <li>• Develop an urban heat island reduction program that includes an urban forest program or plan for priority investment neighborhoods (“PINs”) that achieves a tree planting coverage of at least 35 percent. Expand and focus tree plantings in low- canopy neighborhoods and neighborhoods at a higher risk of adverse outcomes of urban heat island effects.</li> <li>• Encourage urban agriculture through edible landscapes within some publicly accessible areas.</li> </ul>	--	--	Mid-Term	2025	--	--

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Ongoing		Plant and maintain 1,010 new trees in public areas by 2030.	36	--	Mid-Term	2030	--	--
Ongoing		Plant and maintain 1,347 new trees in public areas by 2035.	48	--	Long-Term	2035	--	--
	C-9.3	Develop an Agricultural Land and Open Space Conservation Program.	--	CD	Mid-Term		Medium	Low
Not yet implemented	Performance Metrics	Adopt a Williamson Act Incentive Program	--	--	Short-Term	2023	--	--
Not yet implemented		Adopt a Community Garden Ordinance	--	--	Short-Term	2023	--	--
Not yet implemented		Adopt an Open Space Conservation Program	--	--	Short-Term	2023	--	--
Not yet implemented		Update the Jurisdictional Runoff Management Plan to develop stream and riparian restoration program strategies and work to naturalize and/or protect creek watershed areas.	--	--	Mid-Term	2025	--	--
Not yet implemented		Remove the development potential for at least 257 residential units on agricultural lands and open space areas by 2030.	515	--	Mid-Term	2030	--	--
Not yet implemented		Remove the development potential for at least 400 residential units on agricultural lands and open space areas by 2035.	762	--	Long-Term	2035	--	--
<b>Strategy A-1: Become a "Climate Smart" Leader</b>								
	A-1.1	Fully anticipate, plan for, and mitigate the risks of climate change and seize the opportunities associated with the social and environmental change.	--	--	--	--	--	--
Ongoing	Adaptation Action	Annually monitor climate change research and best practices to improve the understanding of local climate change, weather-related emergencies and climate hazards, and to support climate change preparation efforts in local, state, and federal partners.	--	--	Short-Term	2020	--	--
Not yet implemented		Adopt established methods for projecting the lifecycle carbon emissions of land use and transportation investments and begin to prioritize projects that have the greatest potential to sustain future changes and changing weather related emergencies and climate hazards.	--	--	Short-Term	2023	--	--

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Ongoing: The update to the 2023 MJHMP is underway, and includes language to address climate impacts such as extreme heat and drought.		Assess climate impacts in the 2023 MJHMP update, incorporate social equity and environmental justice concepts to the extent practicable, and develop system wide approach to prepare for and respond to changing weather-related emergencies and climate hazard events.	--	--	Short-Term	2023	--	--
Not yet implemented		Complete planning and establish priorities for plantings, materials, and infrastructure specifications that will be resilient to climate change hazards and be cost-effective over the lifetime of the asset in infrastructure design.	--	--	Short-Term	2024	--	--
Not yet implemented		Update the “2020 Escondido Climate Adaptation Study”.	--	--	Mid-Term	2025	--	--
	A-1.2	Make sure that everyone is given the opportunity to be prepared for the current and future risks that are exacerbated by climate impacts	--	--			--	--
Ongoing: The planning division recently hired a senior planner (end of 2021) to work on CAP implementation.	Adaptation Action	Designate point of contact(s) to establish and maintain staff ability and capacity to ensure effective implementation and equitable outcomes of climate action efforts. Initiate interdepartmental education and planning with City staff to motivate and seek opportunities for creative partnerships to jumpstart priority actions.	--	--	Short-Term	2020	--	--
Not yet implemented		Identify and create collaborative partnerships with community-based organizations including vulnerable populations to broaden and diversify community engagement, and to support community-based initiatives that align with climate action planning priorities.	--	--	Short-Term	2022	--	--
Not yet implemented		Partner with interested organizations to develop a climate change adaptation public outreach and education program. Engage typically underrepresented vulnerable populations by creating neighborhood climate ambassador liaisons (“Climate Ambassadors”). Climate Ambassadors can conduct outreach and secure commitment in priority investment neighborhoods (“PINs”) to support climate actions, initiate major initiatives, and coordinate investments, etc.	--	--	Short-Term	2023	--	--
Not yet implemented		Provide quality information and/or “how-to” resources for local climate adaptation using interactive approaches that may include competition, feedback, and recognition. Activities may include: <ul style="list-style-type: none"> <li>• Provide free technical assistance to businesses.</li> <li>• Develop working groups with workforce development and training organizations to integrate green jobs into existing work.</li> <li>• Develop and implement a local green business program to provide recognition for business achievements.</li> <li>• Partner with business groups to conduct Fix-It Fairs or participate in street-fairs by engaging under-served businesses in learning about sector opportunities</li> </ul>	--	--	Mid-Term	2025	--	--

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		<ul style="list-style-type: none"> <li>Hold regular workshops with building contractors on green building best practices.</li> </ul>						
Not yet implemented		<p>Minimize health issues and disparities caused by weather-related emergencies and climate hazard events (such as extreme heat days), especially for populations most vulnerable to these impacts, by improving the preparation for and response from health, community service, public safety, and emergency staff, resources, and/or services. Actions may include:</p> <ul style="list-style-type: none"> <li>Leverage partnerships and support organizations to provide assistance to vulnerable populations in high fire hazard areas.</li> <li>Advertise outdoor worker protection measures, including heat safety and employment security.</li> <li>Develop a cool zone plan in consultation with resident, business, and community groups and provide updates in conspicuous locations online and on social media when cool zones are activated.</li> <li>Educate homeowners and tenants of multi-family housing about weatherization projects and the cost savings gained from energy efficient homes through training programs.</li> <li>Develop evacuation assistance plans and advertise their availability to vulnerable populations in hazard areas and be prepared to implement these plans as part of climate hazard-related emergency operations.</li> <li>Utilize citywide publication and social media to reach a broad audience to advertise preparedness, risks of potential climate hazard events, and/or implementation status of these measures.</li> </ul>	--	--	Mid-Term	2026	--	--
	A-1.3	Hardwire social equity and environmental justice into new programs and projects.	--	--	--	--	--	--
Ongoing: The City is undergoing the creation on an environmental justice element, which will incorporate aspects of the CAP, and other existing environmental justice policies, objectives, and goals, while creating new policies, objectives and goals not yet discussed by policy documents.	Adaptation Action	Develop a specific strategy or plan to redress social equity disparities by prioritizing and targeting CAP implementation projects into the most vulnerable areas as defined by the “2020 Social Equity and Health Index Map”.	--	--	Short-Term	2020	--	--
Ongoing		Maximize mitigation benefits locally by prioritizing Escondido community specific (i.e. local) mitigation for GHG emissions and biological impacts/habitat loss. If no local mitigation credits or mitigation opportunities are available, allow project applicants to seek out regional solutions first. If no regional solutions are available then State solutions, with a preference to proximity.	--	--	Short-Term	2020	--	--



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Ongoing		Consider establishing equity considerations for recreation/parks programming, planning, engineering, and public works projects, such as: <ul style="list-style-type: none"> <li>Does the proposed action generate burdens either directly or indirectly to vulnerable populations? If yes, are there opportunities to avoid, minimize, or reduce those impacts?</li> <li>Can the benefits of the proposed action be targeted in ways to reduce vulnerable population disparities?</li> <li>Are the benefits of the proposed action broadly accessible to residents or businesses of vulnerable populations?</li> </ul>	--	--	Short-Term	2023	--	--
	A-1.4	Develop working relationships with other agencies and continue to analyze climate impacts.	--	--	--	--	--	--
Ongoing	Adaptation Action	Work with SANDAG and NCTD to make the regional transportation network more resilient, incorporate consideration of climate impacts as part of infrastructure planning and development, and prioritize transportation investments that have the capacity to adapt to climate change, while promoting social equity and environmental justice.	--	--	Short-Term	2020	--	--
Ongoing		Work with law enforcement, CAL FIRE, City of San Marcos, County of San Diego, City of Vista, and City of Poway to ensure updates for wildfire hazard maps and reduce risk from high fire hazard areas. <ul style="list-style-type: none"> <li>Model future climate conditions to identify at-risk areas.</li> <li>Develop effective response mechanisms and evacuation scenarios.</li> <li>Identify areas within General Plan planning area where future development should be avoided, reconsidered, or mitigated, due to fire hazards.</li> </ul>	--	--	Short-Term	2022	--	--
<b>Strategy A-2: Build Thriving and Resilient Neighborhoods</b>								
	A-2.1	Make sure that everyone has equitable access to healthy environments in which to live, work, and play.	--	--	--	--	--	--
Not yet implemented	Adaptation Action	Identify and create collaborative partnerships with community-based organizations (e.g. San Diego Food System Alliance, California Food Link, San Diego New Farmers Guild, etc.) to develop equitable programmatic resources to increase the production and consumption of home grown and locally sourced food by supporting farmers' markets; expanding community gardens on public and private lands; and other forms of urban agriculture to: <ol style="list-style-type: none"> <li>Support more resilient local agriculture on school campuses and at other public institutions or assembly spaces (e.g. church grounds, etc.) to help mitigate climate change and adapt to its impacts.</li> <li>Facilitate "Farm-to-School" programs for small farm-based businesses.</li> </ol>	--	--	Short-Term	2022	--	--

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		<ul style="list-style-type: none"> <li>c. Create local food maps and food distribution plans to preserve the affordability of local and sustainable food systems to ensure food security, nutrition, and public health.</li> <li>d. Support existing programs and/or create new programs to reduce investment risk and facilitate sustainable farming practices to connect more people to more local, farm-fresh foods.</li> </ul>						
Not yet implemented		Establish partnerships with local businesses and groups to provide educational opportunities for residents to gain skills in organic gardening, fruit production, composting, food preservation, and cooking healthy foods.	--	--	Short-Term	2022	--	--
Ongoing		Review and update heat response plans to: <ul style="list-style-type: none"> <li>• Coordinate operations of readily accessible cooling centers.</li> <li>• Recommend potential ways for property managers and homeowners' associations to implement Cool Zones.</li> <li>• Develop an "early warning system" and response plans that alert residents, businesses, and community members, especially those most vulnerable to heat, when projected heat conditions exceed 100 degrees.</li> </ul>	--	--	Short-Term	2023	--	--
Not yet implemented		Develop incentives to increase the planting of fruit trees in appropriate areas on private property.	--	--	Short-Term	2024	--	--
Not yet implemented		Use regulatory and voluntary tools to increase access to neighborhood parks, passive parklands, parklets, and/or pop-up recreation programs to increase parkland coverage and/or expand equitable access to recreational opportunities.	--	--	Short-Term	2024	--	--
Not yet implemented		Consider ways to improve equitable access to clean and sustainable energy. This could include the creation of a Clean Energy Equity Plan to support low-income residents and small organizations to purchase or obtain renewable energy. Also develop a program to engage with the Solar on Multi-Family Housing Program ("SOMAH") to support local green job training.	--	--	Mid-Term	2025	--	--
	A-2.2	Create "climate safe and decent" housing options.	--	--	--	--	--	--
Not yet implemented.	Adaptation Action	Increase the use of public and private roofs for rooftop gardens. Provide education on how private property owners can use rooftop gardens as an eco-friendly alternative to: bring greenery into a sterile space, provide a place to relax or grow food, delay stormwater runoff, and cool the building to reduce energy consumption. Expand green roof installations through outreach and incentives, such as the Stormwater Credit Fee.	--	--	Short-Term	<b>2020</b>	--	--
Not yet implemented		Update the building code to require new private buildings to have operable windows, providing choice levels of light, and wall-to-wall ventilation.	--	--	Short-Term	2023	--	--
Not yet implemented		Update the building code to mandate the installation of cool roofs on all new and retrofitted roofs on multi-family projects.	--	--	Short-Term	2023	--	--

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To be incorporated in next building code update cycle, beginning July 2022.								
Not yet implemented		Pursue a green jobs plan component to the Clean Energy Equity Plan.	--	--	Mid-Term	2025	--	--
Not yet implemented		Develop and implement a mitigation plan for power outages, which may include the following: <ul style="list-style-type: none"> <li>• Adopt an ordinance that requires new senior housing or large care facilities to install air conditioning in all units and on-site home energy batteries and energy storage. The ordinance shall also require conversion projects to provide adequate on-site temperature-controlled spaces in indoor common areas, if any.</li> <li>• Adopt an ordinance that requires new affordable housing projects to install air conditioning in all units.</li> <li>• Require affordable rehabilitation projects or other conversions to provide adequate on-site temperature controlled spaces in indoor common areas, if any.</li> </ul>	--	--	Mid-Term	2027	--	--
Ongoing: The City Council adopted Resolution No. 2021-169 to join the Clean Energy Alliance (CEA) Oct. 27, 2021.		Consider ways to reduce reliance on centralized sources for energy including: <ul style="list-style-type: none"> <li>• Facilitate access to local, decentralized renewable energy by incorporating renewable energy projects into CCA or other community-wide renewable programs.</li> <li>• Complete a micro-grid feasibility study and begin implementation.</li> </ul>	--	--	Mid-Term	2028	--	--
	A-2.3	Build capacity for adaptive neighborhoods.	--	--	--	--	--	--
Ongoing: a. Ongoing: These types of standards/provisions will be incorporated into the City’s Community Protection chapter of the General Plan in the forthcoming 2022 General Plan Amendment. b. Not yet implemented c. Not yet implemented d. Ongoing: This type of information may be required during the discretionary entitlement phase. Additional standards/provisions will be incorporated into the City’s Community Protection chapter of the General Plan in the forthcoming 2022 General Plan Amendment.	Adaptation Action	Utilize the “2020 High Fire Hazard Map” to better manage the risk of wildfires as a result of drier summers, especially in areas where homes are next to natural open space areas: <ol style="list-style-type: none"> <li>Enforce statutory standards for provision of defensible space inhibiting wildfire spread on private properties, and implement brush clearing and fuel breaks to manage the potential spread of wildfire. Fuel breaks should be implemented in areas where they make sense with efforts to avoid or minimize impact to important habitat unless it is necessary to protect structures. Evaluate other ways to reduce risks in and around wildland-urban interface areas that are rated as high fire hazard areas, such as improving the quality and plant palette around wildfire prone areas, and/or other ways to reduce risks in and around high fire hazard areas.</li> <li>Partner with SANDAG, other agencies, and North San Diego County cities for funding or acquisition and management of lands conserved for habitat protection and/or agricultural use.</li> <li>Develop opportunities to transfer development rights from very high fire hazard areas to less at-risk areas (e.g. urban infill areas, etc.) and/or seek</li> </ol>	--	--	Short-Term	2022	--	--

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		<p>other regulatory ways to incentivize land conservation or open space preservation.</p> <p>d. When analyzing new residential projects in very high fire hazard areas, incorporate evacuation route planning into the analysis. Evaluate brush fire spread and wildland fire behavior characteristics that utilize a 60 mph prevailing wind factor at a minimum, or higher wind speeds, if documented, as necessary.</p>						
Not yet implemented		Adopt plant palettes in the Landscape Ordinance to withstand drought conditions and promote plant-type resilience (in street and park trees, green roofs, etc.). Adopt a new tree code in the Landscape Ordinance that considers tree selections so that tree plantings are known to perform well in the general climate conditions, are climate resilient trees, and will increase canopy or vegetative cover. As part of the next CAP update, monitor tree canopy changes due to development and determine if policy and rule changes are needed.	--	--	Short-Term	2024	--	--
Ongoing		Utilize the “2020 Heat Vulnerability Map” to identify at-risk areas and help inform decisions and priorities about implementing ways to cool the urban environment. When evaluating programs, projects, and infrastructure in at risk areas and priority investment neighborhoods (“PINs”), prioritize efforts that decrease the urban heat island effect, especially in areas with populations most vulnerable to heat, through strategies like revegetation, tree preservation, new plantings, depaving and porous pavement, green infrastructure, and site specific development design.	--	--	Short-Term	2024	--	--
Ongoing:		Coordinate a more integrated approach to flood or water-surge event planning and consider new innovative ways to adapt to climate impacts, including the following:						
<p>a. Complete: The Spruce Street Channel Improvement Project construction was completed last year and we are now monitoring the vegetation. We also recently completed the Kit Carson Park/Eagle Scout Lake Restoration Vision Plan (Did you see a copy of this from Elisa?). Eagle Scout Lake Bridge progressed to 60% engineering design and we have begun the environmental permitting process.</p> <p>b. Not yet implemented</p> <p>c. Not yet implemented</p>		<p>a. Update the Jurisdictional Runoff Management Program to develop stream and riparian restoration program strategies and work to naturalize and/or protect creek watershed areas.</p> <p>b. Implement a program that systematically identify areas with underserved storm drains and secure funding for their upsizing.</p> <p>c. Increase resilience of natural systems by keeping natural resources areas and establish a fund to acquire or protect land in particularly vulnerable areas.</p>	--	--	Mid-Term	2025	--	--
Not yet implemented		<p>Develop, adopt, and implement integrated plans for mitigating climate impacts in wildland-urban interface areas that include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>Collaborate with agencies managing public lands to identify, develop, or maintain corridors and linkages between undeveloped areas.</li> </ul>	--	--	Mid-Term	2027	--	--

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		<ul style="list-style-type: none"> <li>• Use purchase of development rights or conservation easements to protect climate-vulnerable habitats.</li> <li>• Develop, adopt, and implement integrated plans for mitigating wildfire impacts in the wildland-urban interface.</li> <li>• Assess the financing capabilities and implementation feasibility of the Multiple Habitat Conservation Plan (“MHCP”) or open space management.</li> </ul>						
	A-2.4	Build a sustainable and resilient transportation network	--	--			--	--
Not yet implemented	Adaptation Action	Work with NCTD to build more bus shelter amenities to help prevent health effects from long sun exposure and incentivize usage of public transportation.	--	--	Short-Term	2023	--	--
Not yet implemented		Evaluate and pursue stable funding sources and financing strategies to accelerate and sustain natural and green infrastructure within the public right-of-way.	--	--	Short-Term	2024	--	--
Not yet implemented		Conduct walk audits around prioritized schools, transit boarding areas, and parks to encourage Safe Routes to Schools, Transit, and Parks.	--	--	Mid-Term	2025	--	--
Not yet implemented		Give greater weight to investing in improvements to transportation infrastructure that are projected to be affected by multiple climate changes and/or build in flexible options that can adapt to changing conditions.	--	--	Mid-Term	2026	--	--



# PLANNING COMMISSION

Agenda Item No.: H.2  
Date: March 22, 2022

**PROJECT NUMBER / NAME:** Housing Element Annual Progress Report (PL22-0104)

**REQUEST:** Receive and file the Housing Element Annual Progress Report for the 2021 calendar year.

**LOCATION:** CityWide

**APN / APNS:** N/A

**GENERAL PLAN / ZONING:** N/A

**APPLICANT:** City of Escondido

**PRIMARY REPRESENTATIVE:**  
Veronica Morones, Senior Planner

**DISCRETIONARY ACTIONS REQUESTED:** N/A

**PREVIOUS ACTIONS:** The Planning Commission received and filed the 2020 Housing Element Annual Progress Report on March 23, 2021.

**PROJECT PLANNER:** Veronica Morones, Senior Planner

**CEQA RECOMMENDATION:** Exempt pursuant to CEQA Guidelines section 15378(b)(5)

**STAFF RECOMMENDATION:** Receive and file

**REQUESTED ACTION:** None

**CITY COUNCIL HEARING REQUIRED:**  YES  NO

**REPORT APPROVALS:**

Adam Finestone, AICP  
Interim Director of Community Development

**A. BACKGROUND:**

The City Council adopted a comprehensive update to the General Plan, as well as a new Housing Element for the 2013-2020 reporting cycle, on December 12, 2012. The Housing Element is the document in the General Plan, which details the City's progress in meeting its share of regional housing needs pursuant to California Government section 65584. California Government Code section 65400 requires the City to prepare an annual progress report on the Housing Element. The annual progress report must be presented to City Council for review and acceptance, and then submitted to the Governor's Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), and The San Diego Regional Association Governments (SANDAG) by April 1st of each year pursuant to State guidelines.

In order to demonstrate compliance with the Housing Element, the City must report on the annual building activity of residential dwelling units, including affordable units, as well as the annual activity for units rehabilitated, preserved or acquired, the annual activity of above-moderate income units, the City's progress in meeting its Regional Housing Needs Allocation ("RHNA"), the City's progress in its implementation of the Housing Element programs during calendar year 2021, and the City's surplus lands. The 2021 annual progress report is the last reporting year of the 5<sup>th</sup> cycle housing element. Staff is currently working on the 6<sup>th</sup> cycle update to the housing element.

**B. SUMMARY OF REQUEST:**

Receive the Housing Element Annual Progress Report, documenting the City's progress on implementing the Housing Element for the 2021 year.

**C. SUPPLEMENTAL DETAILS OF REQUEST:**

The Housing Element Annual Progress Report is being provided as a courtesy to Planning Commission. The annual progress report must be provided to the City Council for review and authorization prior to sending to the required agencies.

**D. PROJECT ANALYSIS:**

The Housing Element Annual Progress Report provides information for the City to assess how the Escondido General Plan was implemented during the previous 12-month reporting period. Once City Council receives and files the annual progress report, the City will submit a copy to OPR, HCD, and SANDAG. Providing a copy of the annual report to HCD fulfills statutory requirements to report certain housing information. This includes information on the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code section 65583(c)(3). Effective as of last reporting year (2020), the annual progress report also includes the City's central inventory of surplus land as required by Government Code section 54230.

The City's 5<sup>th</sup> cycle RHNA requirement is 4,175 units across all income categories, and the City permitted 2,299 total units between 2013 and 2021. It is important to note that only building permits count toward the City's RHNA requirement. The 2021 calendar year annual progress report straddles the end of the 5<sup>th</sup> and beginning of the 6<sup>th</sup> housing element cycles. The 2021

annual progress report is based on the last year of the 5<sup>th</sup> Housing Element cycle. In 2021, the City approved 62 Accessory Dwelling Units (ADU) through planning permits, and issued 57 ADU building permits that count towards the City's RHNA for very-low, low, and moderate-income units. The City's RHNA for the 5<sup>th</sup> Housing Element cycle (2013-2021) was 2,566 housing units in the *very low*, *low*, and *moderate-income* categories, of which the City permitted a total of 384 units in those income categories, with 107 of the 384 units permitted in 2021. The City approved various planning entitlements totaling 167 units at very low, low, and moderate-income categories in 2021, which will count toward future very low, low, and moderate-income RHNA requirements if/when building permits are issued. In the *above moderate-income* category, the City has exceeded its RHNA requirement by 306 units. The RHNA for above moderate income is 1,609 units and the City has permitted 1,915 above moderate-income housing units since 2013. In 2021, the City approved various planning entitlements totaling 658 above moderate-income units, which will count toward future RHNA requirements if/when building permits are issued.

**E. FISCAL ANALYSIS:**

There are no direct fiscal implications associated with this annual progress report; however, several state and regional grant programs rely upon the satisfactory completion of the 2013-2021 Housing Element and on-going compliance with the Housing Element law objectives and deadlines. The 2021 annual progress report, and its filing with the HCD, helps the City maintain its eligibility status for these grant programs.

**F. ENVIRONMENTAL STATUS:**

The Housing Element Annual Progress Report is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the success of implementing the Housing Element and review what was implemented during the 12-month reporting period. All counties and cities in the state are required to submit the annual report pursuant to Government Code section 65400.

**G. PUBLIC INPUT:**

None.

**H. CONCLUSION:**

Receive and file.

**ATTACHMENTS:**

1. Housing Element Annual Progress Report (2021 Calendar Year)



<b>Jurisdiction</b>	Escondido
<b>Reporting Year</b>	2021
	(Jan. 1 - Dec. 31)

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1042	46				46				25	141	901
	Non-Deed Restricted						1	5	7	11			
Low	Deed Restricted	791	44		11		34				25	134	657
	Non-Deed Restricted						1	2	2	15			
Moderate	Deed Restricted	733										109	624
	Non-Deed Restricted		7			1	5	18	20	27	31		
Above Moderate		1609	497	56	7	163	410	220	10	226	326	1915	
<b>Total RHNA</b>		<b>4175</b>											
<b>Total Units</b>			<b>594</b>	<b>56</b>	<b>18</b>	<b>164</b>	<b>495</b>	<b>240</b>	<b>37</b>	<b>262</b>	<b>433</b>	<b>2299</b>	<b>2182</b>

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

Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Escondido	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>1.1 Project Development Create an increased supply of affordable housing units for lower income households, including households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.</p>	<p>Increase supply of rental units for extremely low, very low, and low income residents by 300 units.</p>	<p>Ongoing</p>	<p>Within the HE period, the City contracted with Community Housing Works, Interfaith Community Services, and Solutions for Change to develop affordable rental projects consisting of acquisition/rehabilitation of existing units (CHW and Interfaith) and new construction (Solutions). The following projects were completed throughout the planning period:            § CHW Project: Completed 11 HOME affordable units out of 200 total affordable units in the project in April 2017.            § Interfaith Project: Rehabilitated an existing 4-unit project in 2018.            § Solutions Project: Completed construction of a new affordable rental project consisting of 33 units (32 affordable) in July 2017.            § Veteran's Village of San Diego: Completed a 54-unit (including 48 units of new construction and 53 total affordable units) development serving homeless veterans in 2019. Including three previous projects during the HE period (11 ownership units by SDHFH in 2015, 35 new rental units by CHW in 2013 and 44 rehabilitated units by UHC in 2015), a total of 147 affordable housing units have been created via local funding since 2013.            § In late 2021, Valley Senior Village was approved by the City Council and in late 2021 local funding was finalized for the project, with an anticipated ground breaking in early 2022.</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>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. Several residential and mixed use projects in the last few years (at various stages of development) have utilized lot consolidation in urban areas.</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>New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>The majority of the affordable residential projects completed during the period have been on infill sites. Veteran's Village (10 funded units out of 53 affordable) was completed in 2019 on infill land on South Escondido Boulevard. Solutions for Change completed construction on a new affordable rental project of 33 units (32 affordable) on an infill site on South Escondido Boulevard in July 2017. Interfaith Community Services rehabilitated a four-unit residential project on Aster Street in the center of the city to be used for low-income households in 2018. CHW rehabilitated 11 HOME affordable units (200 total) on Midway Drive in 2017. The 11-unit project by Habitat in 2015, the 35-unit project by CHW in 2013 and the 44 units by UHC in 2015 all were on infill sites.</p>
<p>1.4 City-Owned Sites - Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>Use City-ownership as a potential inducement for rehabilitation of more affordable housing.</p>	<p>Ongoing</p>	<p>The Housing and Neighborhood Services Division, the Engineering Services Department, the City's Real Property Agent, and other City staff continue to review City-owned properties when they become available as potential sites for redevelopment as affordable housing. The City follows the requirements of AB 1255 for locally owned and surplus lands.</p>
<p>1.5 Density Bonus - Amend Density Bonus Ordinance to be consistent with State law.</p>	<p>Additional housing opportunities for low-and moderate-income households.</p>	<p>Ongoing</p>	<p>City staff completed an amendment to the Zoning Code in 2017 and again in 2021 to modify Density Bonus provisions so they are in conformance with state law. The City continues to maintain consistency with State density bonus law, amending the Zoning Code as necessary. Several projects are currently in the pipeline or have been recently completed using Density Bonus provisions, providing additional affordable units.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied - Continue to explore potential rental rehabilitation programs.</p>	<p>Increase opportunities for rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. The program ended after two years. Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program, but there is no program at this time.</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>Additional affordable housing opportunities for lower income households (200 units).</p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority in Escondido during this Housing Element cycle. An RFP in 2014 for affordable housing developers resulted in two affordable rehabilitation developments: 11 acquisition/rehabilitation units in a 200-unit development was completed in 2017, and a 44-unit rehabilitation project was completed in 2015. An RFP in 2017 resulted in a 4-unit affordable rehabilitation project (Aster St) completed in 2018. In addition, CHW rehabilitated an existing 6-unit affordable project during 2019, extending affordability covenants.</p>
<p>2.3 Focus on Neighborhoods - Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.</p>	<p>The concentration of City resources to individual neighborhoods and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. Continue collaboration efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Currently there are 18 recognized neighborhood groups in the City. Project NEAT continues to utilize Community Development Block Grant (CDBG) funding to assist residents in solving their own neighborhood problems at a neighborhood (rather than a Code Enforcement) level, such as maintenance, graffiti, trash. The Neighborhood Transformation Project (NTP) is one effort to join neighborhoods with City Departments to combine resources (funding and sweat equity) in targeted areas to include neighborhood cleanups and public improvements. The City continues a focused approach in neighborhoods using additional strategies to improve neighborhoods by involving residents. Neighborhood activities are ramping back up as the COVID restrictions begin to lessen.</p>
<p>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>Continued affordability of subsidized housing developments. 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>The City continues to monitor at-risk units, particularly those identified in the Housing Element. This effort is ongoing. The City worked with Community HousingWorks to preserve the affordability of 200 units in Cypress Cove (now Manzanita Apartments) while extending affordability on 11 of the units using HOME funds in 2017. In 2018-2019 the City helped preserve 6 affordable, transitional units at 1203 South Maple Street (Las Casitas) by committing CHDO funds for rehabilitation of the project. Community HousingWorks was approximately 9 years into the affordability period on an acquisition/rehab project, and preserved affordability by rehabilitating a number of structural problems not addressed originally (roof, termites, rot). No at-risk units were lost in 2017, 2018, 2019, 2020 or 2021.</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, using federal HOME funds.</p>	<p>Increased homeownership opportunities for lower income households (150 households).</p>	<p>Ongoing</p>	<p>In December 2017 Housing and Neighborhood Services staff met with local real estate professionals to discuss possible impediments to issuing First-time homebuyer loans and possible solutions. The City continues to try to improve the success of the loan program. No HELP loans were funded during 2016, 2017, 2018, 2019 or 2021. One new application was received at the end of 2020 and is currently being processed. 4 loans were funded during 2015, 2 during 2014 and 3 during 2013, for a total of 9 first-time homebuyer loans during the period.</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>Additional homeownership opportunities for low-and moderate-income households (20 households).</p>	<p>Ongoing</p>	<p>Although MCCs remain available to Escondido residents, a local MCC administrator no longer exists and MCCs are not reported locally after 2014.</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>Provide rental subsidy to 110 very low-income senior/disabled households in mobilehome parks and apartments. Support Rental Assistance to 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.</p>	<p>Ongoing</p>	<p>During 2021, 952 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 3,519 households are on the wait list in Escondido. At the end of 2021, 27 senior/disabled households in mobilehome parks and an additional 6 in apartments, for a total of 33, were receiving a monthly rental subsidy from the City of Escondido while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy Program was tightened in 2012 due to the loss of redevelopment funds and the number of monthly subsidies has slowly declined.</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>Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.</p>	<p>Ongoing</p>	<p>The City continues to provide technical assistance to mobilehome parks considering conversions to resident ownership. No recent conversions have been requested. The City has been advised on the purchase of an existing mobilehomes park and the potential change of use, although the owner is not currently moving forward. The City continues to manage the remaining City-owned spaces in Escondido Views (4 lots) and Mountain Shadows (20 lots) mobilehome parks.</p>

<p>3.5 Mobilehome Rent Review - Rent review via the Rent Review Board of applications for increases in mobilehome parks.</p>	<p>Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2021, 7 short-form rent review hearings and no long-form rent review hearings were held. Of the 7 short-form rent review hearings, 5 were approved and 2 were denied. The average monthly increase approved for the 5 short form applications was \$7.17, \$7.20, \$15.16, \$17.59, and \$21.74. Between 2015 and 2021, 49 short-form rent review hearings and one long-form rent review hearings were held.</p>
<p>3.6 Fair Housing - Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.</p>	<p>Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants.</p>	<p>Ongoing</p>	<p>In 2021 the City contracted with the Legal Aid Society of San Diego, Inc. to provide Fair Housing Services to Escondido residents, including handling reports of discrimination, and providing counseling and mediation in landlord/tenant disputes. Additionally, during the pandemic there has been a larger number of requests for information about evictions and various moratoriums. City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address regional issues. The City of Escondido has been working collaboratively with other jurisdictions in the San Diego County region to address Fair Housing reporting in compliance with HUD's current requirements.</p>
<p>4.1 Emergency Shelters - Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Consistency with state law. Provision of shelter for families/individuals with special needs.</p>	<p>0-3 years</p>	<p>The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council in October 2013. Staff re-evaluated the size and location of the Overlay in 2015, but left the language unchanged. The City is in compliance with State law. A year round shelter operated by Interfaith Community Services currently operates outside the Overlay area.</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>Increased housing opportunities for special needs persons.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to define transitional and supportive housing as specified in State law, and to permit both where residential units are otherwise permitted, was completed in June 2017.</p>

<p>4.3 Senior Housing Ordinance - Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p>Increased housing opportunities for seniors.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 2017.</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>Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The City's Housing Element shows that the City's RHNA can be accommodated. In 2021 it does not appear that the existence of Proposition "S" discouraged or prevented construction of market or affordable units. The City will continue to monitor RHNA progress annually to determine whether growth management policies impact the City's ability to accommodate its affordable housing need.</p>
<p>5.1 Affordable Housing Financing - Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p>Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including federal funding, tax credits, grants and collaboration with non-profit providers.</p>

<p>5.2 Housing Information and Referral - Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.</p>	<p>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 City website, brochures, mailers and referral cards, and at the senior center and City Hall. Staff continues to seek additional ways to distribute information to the public and updates resources as needed. The City website was most recently overhauled at the beginning of 2018, resulting in an easier to read and use source of housing, fair housing and other information for the public. During the pandemic the City also has placed more information on our website, particularly information on various eviction moratoriums and available assistance. In 2019, the City established the Communications and Community Services Department, which includes a Communications Officer who disseminates information through various media sources. This results in a broader reach of program information. In 2016 the Housing Division and Neighborhood Services Division were merged into the Housing and Neighborhood Services Division under a Housing and Neighborhood Services Manager. This allows for more streamlined assistance to the public.</p>
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**GOVERNMENT CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING AS IDENTIFIED IN HOUSING ELEMENT**

<p>Land Use Controls</p>	<p>Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.</p>	<p>Ongoing</p>	<p>The Downtown Specific Plan was updated in 2021, to eliminate the ground-floor requirement in areas where stand-alone residential uses would not be detrimental to the surrounding commercial districts and goals of the Downtown SP. The South Escondido Bld and South Centre City Area Plans were revised and combined to form the S. Centre City Specific Plan, which was completed in 2018. Target areas in Escondido's core incorporate strategies to create a wide range of single- and multi-family residential development, supporting housing choice and opportunities in the City's infill areas. A new East Valley Parkway specific plan, which will accelerate future housing production, is also in the planning stages, with an anticipated completion date for Spring 2022, which would provide approximately 6,000 units that were not previously allocated in the General Plan.</p>
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Residential Development Standards	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Ongoing	In 2017 the City's residential zones were consolidated in one place in the Zoning Code to streamline requirements and provide for more consistency. A new category was established (R-5-30), implementing a General Plan designation allowing higher density in transit corridors and shopping/employment areas. The ADU standards are in compliance with State requirements, permitting the development of more affordable units. The City is currently working toward pre-approved plans for ADUs to facilitate easier access to all residents. The City is currently working on a SB9 ordinance in compliance with state law. The City continues to evaluate residential development standards and policies that may directly impact provision of housing for all sectors of the community.
Provision for a Variety of Housing Opportunities	Encourage the development of a variety of housing types for all economic segments of the population.	Ongoing	As documented in the Housing Element, adequate sites are available for a variety of housing types for all economic segments of the population, including high density zones. The Zoning Code has provisions for ADUs, mobilehomes, multi-family dwellings, SROs and residential care facilities. In 2013 the City approved a zoning overlay where emergency shelters are permitted by right. Similar code amendments were completed in 2017 for transitional/supportive housing and senior housing. In 2021, the City adopted a hotel/motel conversion ordinance. The City is currently working on a SB9 ordinance in compliance with state law. There are no other known policies or regulations that constrain development of housing for persons with disabilities.
Development Conditions and Fees	The City to periodically review fees to ensure they reflect current impacts and necessary impacts.	Ongoing	Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. The development fees will continue to be reviewed annually and modified as needed to accommodate housing while meeting cost recovery needs.
On- and Off-Site Improvements	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.	Ongoing	Requirements for on- and off-site improvements on residential projects are reviewed periodically for changes that can be made, while ensuring adequate public improvements are made.
Building Codes and Enforcement	Evaluate use and enforcement of building codes	Ongoing	The 2016 California Building Codes and Green Building Standards Code have been adopted by the City. 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.

Permits and Processing Times	The City will periodically evaluate permit requirements and processing times to determine if they are a constraint to new housing.	Ongoing	The City continues to explore ways to streamline processing of applications and reduce fees for affordable and mixed-use housing. During the current HE cycle, the Design Review Board was consolidated into the Planning Commission/staff review in an effort to streamline processing. The City complies with all streamlining efforts of housing applications required by the State. In addition, measures have been taken to ensure accessibility to City Hall, other facilities, and online services by the public during the COVID-19 pandemic.
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<b>Jurisdiction</b>	Escondido	
<b>Reporting Period</b>	2021	(Jan. 1 - Dec. 31)

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

<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						
270-281-29	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.05	
234-240-05	1889 South Citrus Ave	Vacant	--	Surplus Land	3.5	
270-281-31	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.08	
227-340-01	1101 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
227-340-02	1111 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
227-340-03	1121 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
227-340-04	1131 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
233-622-25	Chestnut Dr right of way	Vacant	--	Surplus Land	0.02	
233-623-38	Chestnut Dr right of way	Vacant	--	Surplus Land	0.1	
233-622-19	Chestnut Dr right of way	Vacant	--	Surplus Land	0.03	
226-202-03	1763 N Broadway	Vacant	--	Surplus Land	0.36	
235-083-21	1640 W 11th Ave	Vacant	--	Surplus Land	0.01	
235-083-35	1898 W Valley Pkwy	Vacant	--	Surplus Land	0.3	
231-100-01	2141 Bear Valley Pkwy	Vacant	--	Surplus Land	0.17	
231-100-02	2171 Bear Valley Pkwy	Vacant	--	Surplus Land	0.11	
238-061-48	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.11	
238-530-25	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.38	
235-331-25	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	
235-331-17	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	

235-331-18	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	
235-331-19	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.03	
235-331-20	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.07	
235-331-21	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	
235-331-23	Citracado Pkwy/Fantero Ave	Other	--	Surplus Land	0.01	Vacant land with portions of improved sidewalk
235-332-56	Citracado Pkwy/Fantero Ave	Other	--	Surplus Land	0.01	Vacant land with portions of improved sidewalk
228-400-19	Country Club Dr	Other	--	Surplus Land	0.03	Vacant land with portions of improved sidewalk
228-400-21	Country Club Dr	Other	--	Surplus Land	0.06	Improved roadway and sidewalk areas
229-310-82	E Washington Ave	Vacant	--	Surplus Land	0.03	
229-522-02	Poplar Way	Other	--	Surplus Land	0.01	Edge of improved paved lot/road

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The dissolution of the California redevelopment agencies in 2012 resulted in a dramatic change to property tax finance. It eliminated the major source of local publically generated dollars earmarked for affordable housing.

The City of Escondido established a Successor Housing Agency (“SHA”) to the City of Escondido Community Development Commission (“CDC”) on January 25, 2012 by the adoption of Resolution No. 2012-16. The majority of the SHA’s assets were transferred from the CDC when it dissolved pursuant to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484). All “rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the agency, excluding any amount in the Low- and Moderate-Income Housing Fund” were transferred from the CDC to the SHA. The transferred assets consisted of loans made to the CDC and land owned by the CDC. Proceeds from these assets will be deposited into the Low- and Moderate-Income Housing Asset Fund (“Affordable Housing Fund”).

On January 1, 2014, Senate Bill 341 (“SB 341”) became effective. Senate Bill 341 (chapter 796, Statutes of 2013) previously amended Health and Safety Code (“HSC”) Section 34176 to address particular provisions and functions relating to former “redevelopment agencies” and new “housing successor” entities allowed to elect and assume particular functions of redevelopment agencies (RDAs) dissolved in 2012. SB 341 eliminated the former redevelopment agency annual report requirement due to both the Department of Housing and Community Development (“HCD”) and State Controller while RDAs were active. All successor housing entities are now required to comply with different annual report requirements. In accordance with HSC Section 34176.1(f), specific data must now be reported annually for the Affordable Housing Fund. Senate Bill 107 (chapter 325, Statutes of 2015, effective January 2016) amended HSC Section 34176.1(f) to add a new reporting item and revise one reporting item.

The housing successor shall conduct, and shall provide to its governing body, an independent financial audit of the Low and Moderate Income Housing Asset Fund within six months after the end of each fiscal year, which may be included in the independent financial audit of the host jurisdiction. If the housing successor is a city or county, it shall also include in its report pursuant to Section 65400 of the Government Code and post on its internet website all of the following information for the previous fiscal year.

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<b>1</b>	<b>The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.</b>
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During the fiscal year, the City of Escondido received a total of \$7,478,660 for reinstated loan agreements under Code Section 34191.4(b)(3)(A), twenty percent (\$1,495,732) of which was deposited into the Low and Moderate Income Housing Asset Fund in accordance with Code Section 34191.4(b)(3)(C)

<b>2</b>	<b>The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.</b>
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The SHA deposited \$3,788,344 into the Affordable Housing Fund during fiscal year 2020-2021. This consisted of rents, promissory note and loan repayments, reimbursements and interest income.

Revenue Source	Amount
Escondido Views/Mountain Shadows Rents	\$161,375
Former CDC Promissory Note Repayments	\$1,607,031
Sale of Real Property	\$78,998
Interest Income	\$199,459
Other Revenues	<u>\$1,741,481</u>
	\$3,788,344

<b>3</b>	<b>A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.</b>
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Low and Moderate Housing Funds (as of July 1, 2021)	\$47,554,720
Land Held for Resale	(\$1,890,239)
Loans Receivable	<u>(\$35,107,543)</u>
Available Funds	\$10,556,938

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<b>4</b>	<p><b>A description of expenditures from the fund by category, including, but not limited to, expenditures:</b></p> <p><b>(A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a),</b></p> <p><b>(B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and</b></p> <p><b>(C) for the development of housing pursuant to paragraph (3) of subdivision (a).</b></p>
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The SHA spent \$1,440,848 in FY 2020-2021.

Administrative Expenses (including monitoring)	\$429,242
Homeless Prevention and Rapid Rehousing	\$11,606
Development of Housing	<u>\$1,000,000</u>
	<b>\$1,440,848</b>

<b>5</b>	<p><b>As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.</b></p>
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Real Property	\$1,969,237
Individual mobile home lots at Mountain Shadows and Escondido Views Property located at 542 W 3 <sup>rd</sup> Avenue & 201 N Pine Street	
Loans Receivable	\$35,392,050
Developer loans and homeowner loans	

<b>6</b>	<p><b>A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.</b></p>
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N/A – no transfers made.

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<b>7</b>	<b>A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project</b>
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The Successor Housing Agency does not receive or hold property tax revenue pursuant to the ROPS.

<b>8</b>	<b>For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.</b>
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All real property was acquired prior to February 1, 2012. The Successor Housing Agency must initiate development activities on property acquired by the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset (February 15, 2018).

The Successor Housing Agency was unable to develop two properties owned by the City located at 542 W 3<sup>rd</sup> Avenue & 201 N Pine Street as affordable housing. The City has been in exclusive discussions with a developer since July 2017, continued past June 2021. Subsequently, the property sold to the market rate developer in December 2021. Proceeds will be used for eligible projects.

<b>9</b>	<b>A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.</b>
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The City of Escondido, as the Successor Housing Agency of the Community Development Commission of the City of Escondido, has no unmet obligations pursuant to Section 33413.

<b>10</b>	<b>The information required by subparagraph (B) of paragraph (3) of subdivision (a).</b>
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(a) Subdivision (d) of Section 33334.3 and subdivision (a) of Section 33334.4 shall not apply. Instead, funds received from the successor agency for items listed on the Recognized Obligation Payment Schedule shall be expended to meet the enforceable obligations, and the housing successor shall expend all other funds in the Low and Moderate Income Housing Asset Fund as follows:

(3) (B) If the housing successor fails to comply with the extremely low income requirement in any five-year report, then the housing successor shall ensure that at least 50 percent of these remaining funds expended in each fiscal year following the latest fiscal year following the report are expended for the development of rental housing affordable to, and occupied by, households earning 30 percent or less of the area median income until the housing successor demonstrates compliance with the extremely low income requirement in an annual report described in subdivision (f).

26% of Escondido’s deed restricted affordable units developed in the past 5 years (7/1/2016 – 6/30/2020) have been restricted to extremely low income households earning a maximum of 30% of AMI (37 of 140 units).

<b>Project Name</b>	<b>Affordable Housing Agreement Date</b>	<b>Number of SHA Deed-Restricted Units</b>	<b>Number of Extremely Low-Income (30%) Units</b>
557-563 Aster Place	06/08/2017	0	0
Windsor Gardens	08/07/2019	130	33
Veterans Villas	07/01/2020	10	4

<b>11</b>	<b>The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.</b>
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Twenty-six percent of the affordable units developed in the past 10 years (7/1/2011 – 6/30/2021) by the former redevelopment agency (Community Development Commission of the City of Escondido), Successor Housing Agency, and the City of Escondido (predominantly using federal HOME funds) have been restricted to seniors (130 of 500 units).

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<b>Project Name</b>	<b>Afford. Housing Agreement Date</b>	<b>Number of Units</b>	<b>Age Restrictions</b>
Avocado Court Crossings @ Escondido Manor	03/07/2012	36	None
Cypress Cove	04/15/2015	44	None
Solutions Escondido	08/06/2015	200	None
557-563 Aster Place	12/17/2015	33	None
Windsor Gardens	06/08/2017	4	None
Veterans Villas	08/07/2019	130	62+
	07/01/2020	53	None

<b>12</b>	<b>The amount of any excess surplus, the amount of time that the successor agency has had excess surplus and the housing successor's plan for eliminating the excess surplus.</b>
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The Successor Housing Agency has an excess surplus of \$5,540,695. The Successor Housing Agency had an excess surplus in 2019 (\$4,009,191) and 2020 (\$5,233,419).

The Escondido Successor Housing Agency is committed to using these funds to develop affordable housing. During FYE 6/30/2021, there were two projects in the pipeline, one using Successor Housing Agency Funds (\$4,000,000) and one using federal HOME funds (\$1,000,000).

Commitment of Successor Housing Agency funds was delayed due to a failed project. In March 2019, the City released a Request for Proposals seeking to provide long-term affordable rental housing or first-time homebuyer opportunities on March 21, 2019. Three proposals were received. On July 17, 2019, City Council approved funds for all three projects. Veterans Village of San Diego received a commitment of \$1,000,000 from the Affordable Housing Fund for the construction a new 54-unit development on South Escondido Blvd in Escondido. These funds were expended in early July 2020. \$1,000,000 in HOME funds were conditionally committed to a San Diego Habitat for Humanity homeownership project in December 2019. National CORE received a conditional commitment (not to exceed \$3,178,000) for the acquisition and rehabilitation of a 71-unit market rate development dependent on receiving commitments from other funding sources. This project was terminated in December 2019 by the developer.

A new RFP was release on March 26, 2022. On July 25, 2020, City Council conditionally committed \$4,000,000 to Valley Senior Village Apartments, a 50-unit new construction senior affordable housing development which will include 25 units reserved

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for homeless households. An Affordable Housing Loan Agreement for this project was executed on December 6, 2021. Construction (and spending) will begin in early 2022.

13	<p><b>An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following:</b></p> <ul style="list-style-type: none"><li><b>(A) The number of those units</b></li><li><b>(B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.</b></li><li><b>(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund</b></li><li><b>(D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.</b></li></ul>
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See attached Successor Housing Agency Homeownership Inventory.

# SUCCESSOR HOUSING AGENCY HOMEOWNERSHIP INVENTORY

## LOANS CLOSED PRIOR TO FEB 2012

## LOANS CLOSED AFTER FEB 2012

## LOANS CLOSED FY 2020/21

Fiscal Year	1121 FTHB LOANS (>80% AMI)						02/2012 through 06/2020			07/2020 through 06/2021		
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1992-93	178,050	10	10	(178,050)								
1996-97												
1999-00	216,000	36	34	(204,000)	1	(6,000)						
2000-01	276,000	46	46	(276,000)								
2001-02	90,000	15	12	(72,000)	2	(12,000)						
2002-03	290,000	29	23	(230,000)	4	(40,000)	1	(10,000)				
2003-04	150,000	15	10	(100,000)	2	(20,000)	1	(10,000)	1	(10,000)		
2004-05	50,000	2							1	(25,000)	1	(25,000)
2005-06	50,000	2					1	(25,000)	1	(25,000)		
2006-07	400,000	16			1	(25,000)	1	(50,000)	7	(175,000)	3	(50,000)
2007-08	1,350,000	54	1	(25,000)	4	(100,000)	25	(625,000)	2	(50,000)	5	(125,000)
2008-09	1,592,365	128	9	(104,600)	13	(145,750)	77	(939,335)	3	(41,250)	2	(30,000)
2009-10	840,732	71			6	(71,875)	49	(580,097)			1	(7,857)
2010-11	634,605	50			2	(31,740)	38	(470,640)			1	(9,450)
2011-12	412,753	34			4	(44,750)	18	(219,858)			3	(32,995)
<b>Totals</b>	<b>6,530,505</b>	<b>508</b>	<b>145</b>	<b>(1,189,650)</b>	<b>39</b>	<b>(10,000)</b>	<b>0</b>	<b>(2,919,930)</b>	<b>15</b>	<b>(326,250)</b>	<b>(87,857)</b>	<b>(268,054)</b>

**76**      **1,231,649**

1106 FTHB LOANS (<80% AMI)						02/2012 through 06/2020			07/2020 through 06/2021		
Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1996-97	51,310	20	19	(48,310)							
2008-09	375,000	15			2	(50,000)	5	(125,000)	3	(75,000)	
<b>Totals</b>	<b>426,310</b>	<b>35</b>	<b>19</b>	<b>(48,310)</b>	<b>2</b>	<b>(50,000)</b>	<b>0</b>	<b>(125,000)</b>	<b>3</b>	<b>(75,000)</b>	<b>0</b>

**6**      **128,000**

1131 ESC VIEWS/MTN SHADOW LOTS						02/2012 through 06/2020			07/2020 through 06/2021		
Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
2002-03	380,536	8	6	(284,315)							
2003-04	946,833	19	8	(391,039)		4	(194,085)		1	(41,263)	
2004-05	422,024	7	4	(238,003)					1	(55,682)	
<b>Totals</b>	<b>1,749,393</b>	<b>34</b>	<b>18</b>	<b>(913,357)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>(96,945)</b>	<b>0</b>

**10**      **545,006**

1102 MTN SHADOWS MPROP LOANS						02/2012 through 06/2020			07/2020 through 06/2021		
Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1991-1994	1,164,676	53	38	(856,606)	1	(11,100)	2	(23,137)	4	(88,185)	
<b>Totals</b>	<b>1,164,676</b>	<b>53</b>	<b>38</b>	<b>(856,606)</b>	<b>0</b>	<b>(11,100)</b>	<b>(23,137)</b>	<b>(88,185)</b>	<b>0</b>	<b>0</b>	<b>0</b>

**8**      **185,648**

LOANS CLOSED PRIOR TO FEB 2012

LOANS CLOSED AFTER FEB 2012

LOANS CLOSED FY 2020/21

1101 ESCONDIDO VIEWS MPROP LOANS					02/2012 through 06/2020					07/2020 through 06/2021									
Loans Issued		Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full		Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale						
1991-1994	7	1,335,678	69	43	(854,671)		5	(67,251)	1	(1,244)	13	(257,962)							
		1,335,678			(854,671)	0	5	(67,251)	1	(1,244)	13	(257,962)	0	0	0	0	0	0	0
		69	43	0			5		1		13		0	0	0	0	0	0	0

154,551

1127 RANCHO ESCONDIDO MPROP LOANS					02/2012 through 06/2020					07/2020 through 06/2021									
Loans Issued		Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full		Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale						
1987	0	355,224	32	25	(276,614)		5	(51,973)	1	(4,302)	1	(22,335)							
		355,224			(276,614)	0	5	(51,973)	1	(4,302)	1	(22,335)	0	0	0	0	0	0	0
		32	25	0			5		1		1		0	0	0	0	0	0	0

1104/1103 REHAB LOANS (SINGLE FAMILY/MOBILEHOME)					02/2012 through 06/2020					07/2020 through 06/2021									
Loans Issued		Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full		Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale						
1989-90	5	404,806.64	43	29	(311,079)		7	(31,924)	1	(434)	1	(4,500)							
1990-91	2	418,423.46	38	27	(320,415)		4	(18,593)	2	(7,437)	1	(19,805)	2	(25,400)					
1991-92	4	268,848.68	25	16	(170,831)		3	(16,963)			1	(5,500)			1	(4,793)			
1992-93	0	206,883.37	18	13	(124,808)		2	(11,761)			2	(55,069)			1	(15,247)			
1993-94	1	181,124.44	14	9	(109,500)		2	(11,624)			2	(40,000)							
1994-95	0	105,512.00	12	8	(81,466)		3	(17,536)			1	(6,500)							
1995-96	3	200,315.27	17	9	(120,489)		4	(25,999)			1	(19,883)							
1996-97	0	185,254.00	19	16	(165,044)		2	(12,835)			1	(6,500)							
1997-98	2	343,104.00	27	21	(275,989)		1	(6,500)			3	(47,690)							
1998-99	0	404,884.75	28	25	(379,174)				1	(4,500)	2	(21,211)							
1999-00	5	651,318.82	37	32	(584,267)														
2000-01	3	315,696.00	24	13	(190,001)		1	(8,000)			5	(61,785)	1	(7,050)			1	(8,000)	
2001-02	3	350,881.00	18	14	(272,881)						1	(25,000)							
2002-03	2	240,008.00	15	10	(175,852)					1	(5,495)	2	(32,451)						
2003-04	1	108,439.72	6	4	(60,267)						1	(23,314)							
2004-05	3	76,795.00	9	2	(10,922)						3	(23,570)					1	(8,000)	
2005-06	10	710,667.00	34	6	(148,355)	1	(34,022)	1	(19,971)		8	(187,767)	4	(76,355)	3	(60,509)	1	(4,780)	
2006-07	11	637,495.00	27	4	(101,365)			1	(20,000)		10	(248,818)					1	(20,000)	
2007-08	14	519,613.00	23	rfds	(6,619)						6	(174,788)	1	(19,697)	1	(4,920)	1	(19,905)	
2008-09	8	489,723.00	21	1	(38,055)						8	(195,364)	3	(57,247)	1	(498)			
2009-10	5	247,671.00	13	rfds	(1,831)						3	(53,031)	4	(75,000)			1	(19,630)	
2010-11	13	449,191.00	21	rfds	(12,981)	1	(20,000)				4	(74,788)	1	(20,000)	1	(6,500)	1	(20,000)	
2011-12	2	186,000.00	10	rfds	(9,752)	1	(20,000)				5	(102,907)			1	(3,137)	1	(18,024)	
Totals		7,702,655	499	259	(3,671,941)	3	(74,022)	31	(201,706)	5	(17,866)	70	(1,424,741)	(286,249)	(100,811)	(115,132)	(8,000)	0	0

1,802,187.89

**SB 341 Compliance Reporting Sources & Uses**

6/30/2021

**#1 Amount Deposited:**

Fund 283	4611 / 4612	Rents - Esc Views/Mtn Shadows		\$	161,375
Fund 281	1101 / 1102	Loan Repayments (w/o writeoffs)	\$	9,834	
	1103 / 1104	Loan Repayments (w/o writeoffs)		125,132	
	1106 / 1121	Loan Repayments (w/o writeoffs)		268,054	
	1131	Loan Repayments (w/o writeoffs)		112,473	
	1127	Loan Repayments (w/o writeoffs)		5,000	
	4608	Interest from Loan repayments		<u>1,086,538</u>	1,607,031
	1200	SERAF Repayment			-
	3010 / 4981	Sale of Property			78,998
Fund 281	4609 / 4980	Interest on Investment	\$	196,025	
Fund 283	4609	Interest on Investment		<u>3,434</u>	199,459
Fund 281	4918/4925/4990/4999	Other Revenues			<u>1,741,481</u>
					<u>\$ 3,788,344</u>

**#3 Administration Expense:**

Fund 283	5000's		\$	149,087	
Fund 281	5000's Less 5136 & ESGHUD	(with writeoff expenditure)		245,655	\$ 394,742
	5136	rental subsidy			34,500
	ESGHUD	Homelessness Prevention			11,606
	1100's	Development of Housing (VVSD)			1,000,000
	1100's	Development of Housing			-
					<u>\$ 1,440,848</u>