



**AUGUST 8, 2018**  
**CITY COUNCIL CHAMBERS**  
**3:30 P.M. Closed Session; 4:30 P.M. Regular Session**  
**201 N. Broadway, Escondido, CA 92025**

MAYOR	<b>Sam Abed</b>
DEPUTY MAYOR	<b>John Masson</b>
COUNCIL MEMBERS	<b>Olga Diaz</b> <b>Ed Gallo</b> <b>Michael Morasco</b>
CITY MANAGER	<b>Jeffrey Epp</b>
CITY CLERK	<b>Diane Halverson</b>
CITY ATTORNEY	<b>Michael McGuinness</b>
DIRECTOR OF COMMUNITY DEVELOPMENT	<b>Bill Martin</b>
DIRECTOR OF ENGINEERING SERVICES	<b>Julie Procopio</b>

**ELECTRONIC MEDIA:**

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

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

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

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



# Council Meeting Agenda

**August 8, 2018  
4:30 P.M. Meeting**

**Escondido City Council  
Mobilehome Rent Review Board**

## **CALL TO ORDER**

### **MOMENT OF REFLECTION:**

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

### **FLAG SALUTE**

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

## **ORAL COMMUNICATIONS**

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

## CONSENT CALENDAR

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

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **[APPROVAL OF MINUTES: Regular Meeting of July 11, 2018](#)**

4. **[CODE ENFORCEMENT STAFFING REORGANIZATION AND BUDGET ADJUSTMENT -](#)**

Request the City Council approve a Fiscal Year 2018-19 budget adjustment and authorize the reorganization of Code Enforcement staffing by reallocating FY 2018-19 General Funds earmarked for four (4) unfilled part-time positions to add one full-time Code Enforcement Officer Position.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

5. **[LEASE AGREEMENT WITH ESCONDIDO COMMUNITY CHILD DEVELOPMENT CENTER -](#)**

Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute a Lease Agreement with Escondido Community Child Development Center for the property at 613 East Lincoln Avenue.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2018-119

6. **[CONTINUING EMERGENCY REPAIR OF FIVE SECTIONS OF ESCONDIDO SEWER PIPELINE \(HALE AVENUE UNDERPASS OF I-15, KIA DEALERSHIP PARKING LOT, SOUTH HALE AVENUE, CASA GRANDE MOBILE ESTATES, AND GREEN TREE MOBILE HOME ESTATES\) -](#)**

Request the City Council approve declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property.

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

RESOLUTION NO. 2018-121

7. **[AMENDMENT TO THE POLICE NON-SWORN MEMORANDUM OF UNDERSTANDING -](#)**

Request the City Council approve an amendment to the Memorandum of Understanding (MOU) between the City of Escondido and the Escondido Police Officers' Association, Non-Sworn Bargaining Unit, with a three-year term commencing July 1, 2017 through June 30, 2020.

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

RESOLUTION NO. 2018-123

**8. GRANT APPLICATION FOR BUREAU OF RECLAMATION TITLE XVI FUNDING OPPORTUNITY FOR THE PLANNED MEMBRANE FILTRATION/REVERSE OSMOSIS (MFRO) FACILITY -**

Request the City Council approve verifying the City of Escondido's financial capability and commitment to meet established deadlines upon entering into a grant or cooperative agreement, should the City receive a financial award from the Bureau of Reclamation's WaterSMART: Title XVI funding program. An award from the Title XVI program would be used for construction of the proposed Membrane Filtration Reverse Osmosis (MFRO) Facility.

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

RESOLUTION NO. 2018-130

**9. THIRD AMENDMENT TO THE PUBLIC SERVICES AGREEMENT FOR VEHICLE OUTFITTING SERVICES WITH AMERICAN EMERGENCY PRODUCTS -**

Request the City Council approve authorizing the Mayor and the City Clerk to execute a Third Amendment to the Public Services Agreement, exercising the Option Period 3 of the Vehicle Outfitting Services Request for Proposal No. 14-01 for Emergency Police and Fire vehicles.

Staff Recommendation: **Approval (Public Works Department: Joseph Goulart)**

RESOLUTION NO. 2018-131

**10. ADOPT REVISIONS TO THE ESCONDIDO SECTION OF THE SAN DIEGO COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN -**

Request the City Council approve the revisions to the Escondido section of the San Diego County Multi-Jurisdictional Hazard Mitigation Plan.

Staff Recommendation: **Approval (Fire Department: Rick Vogt)**

RESOLUTION NO. 2018-133

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

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

**PUBLIC HEARINGS**

**11. SHORT-FORM RENT REVIEW BOARD HEARING FOR GREEN TREE MOBILE ESTATES -**

Request the City Council consider for approval the short-form rent increase application submitted for Green Tree Mobile Estates located at 1301 S. Hale Avenue, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$20.48) for the period of December 31, 2015 to December 31, 2017.

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-07

**12. COBBLESTONE VILLAGE RESYNDICATION AND REHABILITATION -**

Request the City Council approve authorizing the assumption of existing affordable housing loans by Cobblestone Village Apartments, L.P. to facilitate a major rehabilitation of Cobblestone Village Apartments located at 360 E. Washington Avenue; and authorize execution of all necessary deeds and agreements in from approved by the City Attorney.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

RESOLUTION NO. 2018-113

**FUTURE AGENDA**

**13. FUTURE AGENDA -**

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

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

**COUNCIL MEMBERS' SUBCOMMITTEE REPORTS**

**CITY MANAGER'S WEEKLY ACTIVITY REPORT**

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

- **WEEKLY ACTIVITY REPORT -**

**ORAL COMMUNICATIONS**

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

**ADJOURNMENT**

<b>UPCOMING MEETING SCHEDULE</b>				
<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Meeting Type</b>	<b>Location</b>
August 15	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
August 22	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
August 29	-	-	No Meeting	-
September 5	-	-	No Meeting	-

## TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

### LIVE BROADCAST

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

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

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

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

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



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

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



**AFFIDAVITS**

**OF**

**ITEM**

**POSTING**





Consent Item No. 2

August 8, 2018

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**APPROVAL**

**OF**

**WARRANT REGISTER**

**CITY OF ESCONDIDO**  
**July 11, 2018**  
**3:30 P.M. Meeting Minutes**  
**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, July 11, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

**ATTENDANCE:**

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

**ORAL COMMUNICATIONS**

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

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

**I. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))**

- a. **Case Name:** Tony Dunn v. City of Escondido, et al.  
**Case No:** 17-CV-1095-BEN (WVG)  
**WCAB No.:** ADJ10732422
- a. **Case Name:** Paige Woog v. City of Escondido  
**Case WCAB Nos.:** ADJ9522706, ADJ10870375, ADJ10870343, ADJ10156050

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

- a. **Property:** 800 W. Valley Parkway, APN 232-110-21  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** Showprop Pico Rivera LLC  
**Under Negotiation:** Price and Terms of Agreement
- b. **Property:** 800 W. Grand Avenue, APN 232-110-17  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** RJ Venture LLC  
**Under Negotiation:** Price and Terms of Agreement
- c. **Property:** South Spruce Street, APN 233-100-17  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** G. Bruce Dunn 1992 Trust  
**Under Negotiation:** Price and Terms of Agreement

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 3:55 p.m.

\_\_\_\_\_  
MAYOR

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

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DEPUTY CITY CLERK

**CITY OF ESCONDIDO**  
**July 11, 2018**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**  
**Mobilehome Rent Review Board**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, July 11, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION**

Sharon Allison led the Moment of Reflection.

**FLAG SALUTE**

Councilmember Morasco led the flag salute.

**ATTENDANCE:**

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

Also present were: Jeffrey Epp, City Manager; Michael R. McGuinness, City Attorney; Bill Martin, Director of Community Development; Julie Procopio, Director of Engineering Services; Diane Halverson, City Clerk; and Jennifer Ekblad, Deputy City Clerk.

**PROCLAMATIONS**

Danielle Lopez, Assistant Director of Community Services, accepted the proclamation for Parks & Recreation Month.

**ORAL COMMUNICATIONS**

**Adeola Peyton, Escondido**, shared concerns regarding her missing children and requested Mayor Abed reach out to San Bernardino for assistance.

**CONSENT CALENDAR**

**Patricia Borchmann, representative for Escondido Chamber of Citizens**, although unable to attend, requested via email that items 5-10 be removed from the Consent Calendar for Council discussion.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of Items 7 and 11. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: A) Regular Meeting of June 13, 2018 B) Regular Meeting of June 20, 2018**

- 4. WRITE-OFF OF CITY RECEIVABLES AND BUDGET ADJUSTMENT - FISCAL YEAR 2017/2018**  
Request the City Council approve the write-off of various receivables in the amount of \$14,990 and the related budget adjustment. (File No. 0430-80)

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

- 5. SAN DIEGO GAS AND ELECTRIC (SDG&E) 2018 SAFE SAN DIEGO INITIATIVE - CERT -**  
Request the City Council approve accepting \$2500 in funding from San Diego Gas and Electric's SAFE San Diego Initiative to purchase equipment for Escondido's Community Emergency Response Team (CERT). (File No. 0480-70)

Staff Recommendation: **Approval (Fire Department: Rick Vogt)**

- 6. FISCAL YEAR 2017 OPERATION STONEGARDEN GRANT AND BUDGET ADJUSTMENT -**  
Request the City Council approve accepting Fiscal Year 2017 Operation Stonegarden Grant Funds in the amount of \$51,120 from the California Office of Emergency Services through the County of San Diego; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

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

- 7. FISCAL YEAR 2018 REGIONAL REALIGNMENT RESPONSE GRANT AND BUDGET ADJUSTMENT -**  
Request the City Council approve accepting the Fiscal Year 2018 Regional Realignment Response Grant funds in the amount of \$119,785; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

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

Eric Skaja, Police Captain, was available to answer questions.

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Diaz to approve accepting the Fiscal Year 2018 Regional Realignment Response Grant funds in the amount of \$119,785; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. Motion carried unanimously.

- 8. FISCAL YEAR 2016 URBAN AREA SECURITY INITIATIVE (UASI) GRANT - DISPATCH COMMUNICATIONS CENTER UPGRADE -**  
Request the City Council approve authorizing the Mayor and City Clerk to execute a Public Service Agreement between the City of Escondido and Motorola Solutions, Inc., for the purchase and installation of upgraded equipment for the Dispatch Communications Center pursuant to a cooperative agreement with the County of San Diego. (File No. 0480-70)

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

RESOLUTION NO. 2018-118

**9. CONTINUING EMERGENCY REPAIR OF FIVE SECTIONS OF ESCONDIDO SEWER PIPELINE (HALE AVENUE UNDERPASS OF I-15, KIA DEALERSHIP PARKING LOT, SOUTH HALE AVENUE, CASA GRANDE MOBILE ESTATES, AND GREEN TREE MOBILE ESTATES) -**

Request the City Council approve declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of five damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property. (File No. 0600-10 [A-3242])

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

RESOLUTION NO. 2018-103

**10. BID AWARD AND PUBLIC SERVICE AGREEMENT FOR SENIOR NUTRITION PROGRAM MEALS AND TRANSPORTATION SERVICE -**

Request the City Council approve authorizing the Mayor and City Clerk to execute a Public Service Agreement with Redwood Senior Homes and Services in the amount of \$286,752. Of that total amount \$132,921.50 will pay for the preparation and delivery of the Park Avenue Community Center Nutrition Program meals and \$153,830.50 will pay for the senior transportation services to and from the Center. (File No. 0600-10 [A-3257])

Staff Recommendation: **Approval (Communications and Community Services Department: Joanna Axelrod)**

RESOLUTION NO. 2018-104

**11. FIRST AMENDMENT TO CONSULTING AGREEMENT FOR THE CONTINUATION OF PLANNING SERVICES FOR THE SAFARI HIGHLANDS RANCH PROJECT AND RELATED BUDGET ADJUSTMENT (SUB 15-0019 AND ENV 15-0009) -**

Request the City Council approve a First Amendment to the Consulting Agreement with John Helmer in the amount of \$82,800 to continue providing professional planning services on the Safari Highlands Ranch project as a contracted extension of City staff; and approve a related budget adjustment. Authorizing this request does not have any legally binding effect on any possible future discretionary action related to the proposed project. (File No. 0600-10 [A-3198])

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

RESOLUTION NO. 2018-110

**MOTION:** Moved by Councilmember Gallo and seconded by Deputy Mayor Masson to approve a First Amendment to the Consulting Agreement with John Helmer in the amount of \$82,800 to continue providing professional planning services on the Safari Highlands Ranch project as a contracted extension of City staff; and approve a related budget adjustment, and adopt Resolution No. 2018-110. Ayes: Abed, Gallo, Masson, Morasco. Noes: Diaz. Motion carried.

**12. BID AWARD FOR WATER TREATMENT PLANT CHEMICALS -**

Request the City Council approve accepting the lowest responsive bids by unit price for the purchase of ninety-three percent (93%) Sulfuric Acid and Sodium Chloride submitted by Northstar Chemical and Step Saver CA, Inc., respectively; and authorize the Deputy City Manager/Administrative Services to execute contracts with the respective lowest bidders, effective July 11, 2018 through June 30, 2019, with the option to renew contracts for three additional one-year periods conditional upon budget appropriations. (File No. 0470-35)

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

RESOLUTION NO. 2018-111

**13. NOTICE OF COMPLETION FOR THE HALE AVENUE RESOURCE RECOVERY FACILITY (HARRF) PHASE III PRIMARY TREATMENT BUILDING AND ODOR CONTROL MODIFICATIONS PROJECT -**

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the HARRF Phase III Primary Treatment Building and Odor Control Modifications Project. (File No. 0600-10 [A-3162])

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

RESOLUTION NO. 2018-112

**14. ACTIVE TRANSPORTATION PROGRAM GRANT APPLICATIONS -**

Request the City Council approve authorizing two applications to Caltrans for Active Transportation Program (ATP) Grant funds; and if awarded, approve accepting the grant funds; approve completing necessary grant documents; approve authorizing the Director of Engineering Services or her designee to complete a grant to fund the Escondido Creek Trail Transit Center Bike Path Improvements Project; and approve authorizing the Director of Community Development or his designee to complete a grant to fund the Escondido Comprehensive Active Transportation Strategy (CATS) Plan. (File No. 0480-70)

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio and Community Development Department: Bill Martin)**

RESOLUTION NO. 2018-114

**15. TENTH AMENDMENT TO THE COUNTY OF SAN DIEGO SENIOR NUTRITION SERVICES CONTRACT NO. 547766 -**

Request the City Council approve authorizing the Assistant Director of Community Services to execute a Tenth Amendment to County Contract No. 547766, County of San Diego Health and Human Services Agency Agreement with the City of Escondido for the Senior Nutrition Program. (File No. 0145-20)

Staff Recommendation: **Approval (Communication and Community Services Department: Joanna Axelrod)**

RESOLUTION NO. 2018-115

**16. APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE OFFICER PAIGE WOOG -**

Request the City Council approve the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Police Officer Paige Woog. (File NO. 0170-57)

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

RESOLUTION NO. 2018-117

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

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

## PUBLIC HEARINGS

### 17. SHORT-FORM RENT REVIEW BOARD HEARING FOR CAREFREE RANCH -

Request the City Council consider for approval the short-form rent increase application submitted by Carefree Ranch, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.066 percent (an average of \$10.70) for the period of December 31, 2016 to December 31, 2017. (File No. 0697-20-10168)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-08

Belinda Rojas, Program Administrator, and Stephen Jacobson, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

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

**Katie Morris, Owner's Representative**, indicated that construction has taken longer than anticipated.

**Wayne Louth, Residents' Representative**, shared comments regarding upgrades to the clubhouse, spoke in opposition to the rent increase, and requested revisions to Prop K to assist residents on fixed incomes.

Mayor Abed asked if anyone else would like to speak. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve the short-form rent increase application submitted by Carefree Ranch, granting an increase of 75 percent of the change in the Consumer Price Index, or 2.066 percent (an average of \$10.70) for the period of December 31, 2016 to December 31, 2017 and adopt RRB Resolution No. 2018-08. Motion carried unanimously.

## CURRENT BUSINESS

### 18. CITY COUNCIL ACTION PLAN UPDATE -

Request the City Council receive and file the 2017-2018 City Council Action Plan Update and provide direction regarding the status of specified strategies discussed. (File No. 0610-95)

Staff Recommendation: **Provide Direction (City Manager's Office: William Wolfe)**

William Wolfe, Deputy City Manager, presented the staff report utilizing a PowerPoint presentation. Jay Petrek, Assistant City Manager, and Sheryl Bennett, Deputy City Manager/Administrative Services, were available to answer questions.

### COUNCIL PROVIDED DIRECTION TO STAFF.

### 19. ADOPTION OF ORDINANCE TO AMEND THE CONTRACT BETWEEN CALPERS AND THE CITY OF ESCONDIDO TO INCLUDE PROVISIONS PURSUANT TO GOVERNMENT CODE SECTION 20516 "COST-SHARING" FOR TEAMSTERS LOCAL 911 CALPERS CLASSIC MEMBER -

Request the City Council approve authorizing an amendment to the contract between the City of Escondido and CalPERS to include cost-share of one percent towards the CalPERS employer rate for Teamsters Local 911 Classic members. (File No. 0720-40)

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

ORDINANCE NO. 2018-14 (Second Reading and Adoption)



Patrice Russell, Human Resources Manager, Benefits, presented the staff report utilizing a PowerPoint presentation.

**MOTION:** Moved by Councilmember Morasco and seconded by Deputy Mayor Masson to approve authorizing an amendment to the contract between the City of Escondido and CalPERS to include cost-share of one percent towards the CalPERS employer rate for Teamsters Local 911 Classic members and adopt Ordinance No. 2018-14. Motion carried unanimously.

**20. DESIGNATION OF VOTING DELEGATE - LEAGUE OF CALIFORNIA CITIES CONFERENCE -**  
Request the City Council approve designating a voting delegate, and up to two alternates, to represent the City of Escondido at the business meeting to be held during the League of California Cities Annual Conference September 12-14, 2018, in Long Beach, California. (File No. 0130-10)

Staff Recommendation: **Approval (City Clerk's Office: Diane Halverson)**

**MOTION:** Moved by Mayor Abed and seconded by Councilmember Morasco to approve designating Deputy Mayor John Masson as the voting delegate, and Councilmember Michael Morasco as alternate, to represent the City of Escondido at the business meeting to be held during the League of California Cities Annual Conference September 12-14, 2018, in Long Beach, California. Motion carried unanimously.

## **FUTURE AGENDA**

**21. FUTURE AGENDA -**

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

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

## **COUNCIL MEMBERS' SUBCOMMITTEE REPORTS**

Councilmember Gallo shared information regarding San Diego County Water Authority's water reliability report; North County Transit District approved annual and CIP budgets and purchased five new locomotives; SANDAG Borders Committee held a regional meeting.

Deputy Mayor Masson reported forwarding minutes to Council from the League of California Cities Policy Committee Meeting.

Mayor Abed reported SANDAG seeking funds for the connector from I-15 to CA-78 and for widening of CA-78.

## **CITY MANAGER'S WEEKLY ACTIVITY REPORT**

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

- **WEEKLY ACTIVITY REPORT**

**ORAL COMMUNICATIONS**

**David Martin, Escondido**, shared comments regarding short-form rent increases for mobilehome parks and property taxes.

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 6:12 p.m.

\_\_\_\_\_  
MAYOR

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

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



## CITY COUNCIL STAFF REPORT

Consent Item No. 4

August 8, 2018

File No. 0430-30

SUBJECT: Code Enforcement Staffing Reorganization and Budget Adjustment

DEPARTMENT: Community Development Department, Code Enforcement Division

RECOMMENDATION:

It is requested that the City Council approve a Fiscal Year 2018-19 budget adjustment and authorize the reorganization of Code Enforcement staffing by reallocating FY 2018-19 General Funds earmarked for four (4) unfilled part-time positions to add one full-time Code Enforcement Officer Position.

FISCAL ANALYSIS:

Eliminating four (4) unfilled part-time Code Enforcement positions and reallocating those funds to add one full-time position results in an annual salary savings of approximately \$30,000. Annual costs (including benefits) for one full-time Code Enforcement Officer are approximately \$83,507. The FY 2017-18 General Fund Budget includes \$112,951 for four part-time positions. If approved, the Code Enforcement Division will include ongoing costs for a full-time position in the FY 2019-20 General Fund Budget.

CORRELATION TO THE CITY COUNCIL ACTION PLAN 2017-18:

This effort supports the City Council Action Plan priority of Community Improvement and the identified strategies to reorganize Code Enforcement staff to full time staffing and secure additional funding to facilitate the hiring of two new Code Enforcement Officers. The proposal also supports the Community Improvement strategy to explore opportunities for implementing a code enforcement model where full-time officers are assigned to districts that correspond to the Police Officer districts, allowing greater coordination with PD and a more COPS-oriented approach for Code Enforcement.

PREVIOUS ACTION:

On June 13, 2018, the City Council approved the FY 2018-19 General Fund Operating Budget that includes funding for Code Enforcement staffing.

BACKGROUND:

The Code Enforcement Division staffing structure includes two Senior Code Enforcement Officers for the administration of the unit and field supervision, four full-time Code Enforcement Officers (CEOs) as primary field officers, and four part-time CEOs serving as secondary field officers limited to less

complex cases, but requiring the same level of training, certification and wage scale. An additional four part-time CEOs are funded through Community Development Block Grant (CDBG) funds and must operate within the CDBG-eligible area of the City.

Code Enforcement currently is funded to employ eight part-time Code Enforcement Officer's including four CDBG-funded officers and four temporary part-time officers. The City moved towards a part-time staffing model for Code Enforcement approximately ten years ago as a cost savings measure. While some cost savings were achieved, the part-time staffing model resulted in retention and training issues that continue to this day. In fact, the four temporary part-time positions that would be eliminated as part of this reorganization currently are vacant.

REASONS TO SUPPORT REORGANIZATION:

Code Enforcement Officer is a skilled professional position that requires a substantial amount of training to equip the employee with the knowledge needed to be successful. Full time positions are more efficient for skilled, well-trained CEOs who have been provided a wider range of subject matter expertise that can be applied to a broader range of cases. Part time CEOs will effectively not be worth their wages until they have completed the prescribed training, certification and fieldwork. This can take approximately five to six months. The time cost of training combined with the turnover rate of the part-time employees (three in the last eight months) eliminates the benefit of any potential savings and creates performance efficiency and customer service issues. The proposed reorganization would eliminate the four part-time CEO positions in the operating budget in return for one-full-time CEO. The four part-time CDBG-funded CEOs would remain as provided through that grant funding. CDBG funded CEOs do not have the same training requirements. They work in the CDBG area and focus on a limited mission supporting residential and commercial/residential areas that require less knowledge and training than an officer working Citywide does.

The proposed reorganization would result in estimated annual salary savings of approximately \$30,000 while enhancing the efficiency and professionalism of the Code Enforcement staff. Other estimated annual savings include approximately \$17,500 in vehicle savings and \$1,620 in cell phone savings, resulting in total savings of approximately \$49,120 annually. Staff recommends the City Council support the proposed reorganization of the Code Enforcement Division removing four part-time positions and adding one full-time Code Enforcement Officer position, and approve the related budget adjustment.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martin*, Director of Community Development  
8/1/2018 4:11 p.m.

*Mark Cass*, Code Enforcement Manager  
8/1/2018 4:22 p.m.

ATTACHMENTS:

1. Attachment 1 – Budget Adjustment



**CITY OF ESCONDIDO  
BUDGET ADJUSTMENT REQUEST**

Date of Request: 8/8/2018 \_\_\_\_\_  
 Department: Code Enforcement \_\_\_\_\_  
 Division: \_\_\_\_\_  
 Project/Budget Manager: Mark Cass \_\_\_\_\_ 4509  
 Name Extension  
 Council Date (if applicable): 8/8/208 \_\_\_\_\_  
 (attach copy of staff report)

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

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Temporary Part-Time	5004-001-250		106,840
Regular Full-Time	5001-001-250	54,865	
Other Employee Overhead	5025-001-250	400	
PERS	5026-001-250	5,775	
Medical	5027-001-250	14,705	
Workers' Comp	5028-001-250	1,655	

Explanation of Request: To adjust the 2018/19 Code Enforcement budget to reflect a reorganization of positions resulting in an estimated budgetary savings of approximately \$30,000.

**APPROVALS**


 \_\_\_\_\_ 7/23/2018 \_\_\_\_\_ 7-23-18  
 Department Head Date City Manager Date  

 \_\_\_\_\_ 7/25/18 \_\_\_\_\_  
 Finance Date City Clerk Date

Distribution (after approval): Original: Finance



## CITY COUNCIL STAFF REPORT

**Consent Item No. 5**

**August 8, 2018**

**File No. 0600-10, A3258**

**SUBJECT:** Lease Agreement with Escondido Community Child Development Center

**DEPARTMENT:** Engineering Services Department, Real Property

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-119, authorizing the Real Property Manager and the City Clerk to execute a Lease Agreement with Escondido Community Child Development Center (ECCDC) for the property at 613 East Lincoln Avenue.

**FISCAL ANALYSIS:**

Rent revenue, in the amount of \$60,000/year, will be generated from this lease and deposited into the general fund.

**PREVIOUS ACTION:**

On September 17, 2008, the City Council adopted Resolution No. 2008-181, which expanded its operation to include an additional portion of the adjacent City-owned property for a ten-year period. The lease amendment allowed adequate space for additional parking spaces that were required as a condition of the development.

**BACKGROUND:**

The City acquired the vacant property at 613 East Lincoln Avenue in March of 2001 to develop a childcare facility. The land was leased to Escondido Community Child Development Center in April 2001, for a ten-year term, at a rate of \$1/year, which allowed ECCDC to construct the facility.

In May of 2008, the City and ECCDC entered into a ten-year lease, at a rate of \$10/year, which allowed ECCDC to expand its operation of the childcare facility to include the adjacent City-owned property. This allowed for the demolition of an existing structure and improvements on the site to improve the appearance of the site.

The existing lease has expired, and the terms have been negotiated with ECCDC to incrementally bring the rental rate of the lease to fair market value. ECCDC will continue its operations as a childcare facility and is proposing to lease the site for a period of five years at a flat rate of \$5,000 per month.

**APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:**

*Owen Tunnell*, Assistant City Engineer  
8/1/2018 4:10 p.m.

**ATTACHMENTS:**

1. Resolution No. 2018-119
2. Resolution No. 2019-119 - Exhibit A - ECCDC Lease Agreement

Staff Report - Council

RESOLUTION NO. 2018-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE REAL PROPERTY MANAGER AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, A LEASE AGREEMENT FOR THE USE OF CITY-OWNED REAL PROPERTY IDENTIFIED AS ASSESSOR PARCEL NUMBER 229-160-54 AND A PORTION OF ASSESSOR PARCEL NUMBER 229-160-53.

WHEREAS, the City of Escondido (“City”) owns certain property, located at 613 East Lincoln Avenue, identified as Assessor Parcel Numbers 229-160-54 and 229-160-53, which is currently leased by the Escondido Community Child Development Center (ECCDC); and

WHEREAS, the City Council’s policy is to lease City-owned property at fair market value, and the terms have been negotiated with ECCDC to incrementally bring the rental rate of this lease to fair market value; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the Lease Agreement (“Agreement”) with ECCDC for a term of five years.

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

1. That the above recitations are true.
2. That the Real Property Manager and the City Clerk are authorized to execute, on behalf of the City, an Agreement with ECCDC for the City-owned property

identified as APN 229-160-54 and a portion of APN 229-160-53 for a term of five years at an annual rate of \$5,000.00, which is attached hereto as Exhibit "A" and incorporated by this reference.





613 E Lincoln Avenue

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Lessee: Escondido Community Child  
Development Center

**Term: 5 Years**

**Address: 613 E Lincoln Ave., Escondido, CA 92025**

**Date: \_\_\_\_\_, 2018**



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## **CITY OF ESCONDIDO LEASE AGREEMENT**

This Lease is made as of \_\_\_\_\_, 2018 between the **City and Escondido Community Child Development Center (ECCDC)**,

### **Section 1 Definition of Terms**

The following words in this Lease shall have the significance attached to them in this Section unless otherwise apparent from their context.

- 1.1 **City.** The City means the City of Escondido, a California general law City.
- 1.2 **Lease.** Lease means this lease agreement.
- 1.3 **Lease Administrator.** The Lease Administrator means the City of Escondido Real Property Agent or, upon written notice to Lessee, such other person as shall be designated from time to time by City.
- 1.4 **Lessee.** Lessee means Escondido Community Child Development Center (ECCDC), and does not include its heirs, assigns, or successors-in-interest.
- 1.5 **Party.** Lessee or City may be referred to individually as Party or collectively as Parties.
- 1.6 **Premises.** Premises means the real property located at 613 E Lincoln Avenue, Escondido, CA 92025 (APN 229-160-54 & 229-160-53) as depicted on **EXHIBIT A**.

### **Section 2 Administration**

This Lease will be administered on behalf of City by the Lease Administrator, whose address is:

City of Escondido  
Attn: Real Property Manager  
201 North Broadway  
Escondido, CA 92025

And on behalf of Lessee by its Secretary, whose address is:

Escondido Community Child  
Development Center  
819 W. 9<sup>th</sup> Avenue  
Escondido, CA 92025

### Section 3 Term

- 3.1 The term of this Lease shall be five years, commencing on \_\_\_\_\_, 2018.
- 3.2 Hold Over. The occupancy of the Premises by Lessee, after the expiration of the Term shall be construed as a month to month tenancy, and all other terms and conditions of this Lease shall continue in full force and effect, on a month to month basis. The City shall have the right to terminate the month to month tenancy without cause and for any reason by giving 30 days prior notice to Lessee.

### Section 4 Termination of Lease

- 4.1 City may terminate this Lease at any time, at its sole discretion, by providing the other Party with 60 days written notice.
- 4.2 Default. If the City discovers at any time that the Lessee has violated any provision of this Lease, City may notify Lessee of the violation and immediately terminate the Lease upon written notice.

### Section 5 Vacation of Premises

- 5.1 Upon termination of this Lease for any reason, Lessee shall peaceably vacate and deliver the Premises to City in the same condition as Lessee found them upon its acceptance of the Premises hereunder, excepting ordinary wear and tear and conditions caused by acts of God.
- 5.2 Upon such termination, Lessee shall immediately:
- A. Provide a written statement to the Lease Administrator of Lessee's new address for purpose of refunding monies, if any, due Lessee under this Lease; and
  - B. Deliver any keys for the Premises to the Administrator or send said keys by certified mail to the City.

### Section 6 Rent

- 6.1 Rental Rate. In consideration of the possession and use of the Premises, Lessee shall deliver and pay rent to City **\$5,000.00** per month on or prior to the first day of each month. Rent payments will commence on \_\_\_\_\_, 2018.
- 6.2 Hold Over Rental Rate. The rent payments for any hold over will be equal

to the previous year's Rental Rate plus ten percent (10%).

## **Section 7 Security Deposit**

Lessee shall pay a security deposit in the amount of \$5,000 prior to execution of the Lease.

## **Section 8 Late Payment**

Rent payments received after the fifth day of any month will be charged an additional 20% late payment fee.

## **Section 9 Utilities Payments**

Lessee agrees to provide and pay for all utilities and services necessary for the occupancy and use of the Premises, including, but not limited to: gas, water, electricity, sewage charges or septic service, trash and any telecommunications services.

## **Section 10 Taxes, Assessments and Fees**

- 10.1 The terms of this Lease may result in the creation of a possessory interest. If such a possessory interest is vested in Lessee, Lessee may be subjected to the payment of personal property taxes levied on such interest. Lessee shall be responsible for the payment of, and shall pay before delinquent, all taxes, assessments, and fees assessed or levied upon Lessee, on said Premises or any interest therein, on any buildings, structures, machines, appliances, or other improvements of any nature whatsoever, or on any interest therein.
- 10.2 Lessee further agrees not to allow such taxes, assessments, or fees to become a lien against said premises or any improvement thereon. Nothing herein contained shall be deemed to prevent or prohibit Lessee from contesting the validity of amount of any such tax, assessment, or fee in any manner authorized by law.

## **Section 11 Acceptance and Maintenance**

- 11.1 Lessee hereby acknowledges that Lessee has inspected the Premises and Lessee accepts said Premises "as is" and "where is." Lessee acknowledges that the City makes no representations as to the condition or suitability of the Premises or any improvements on the Premises. Pursuant to the noticing requirements of California Civil Code Section 1938, Lessee acknowledges that the Premises being leased has not undergone inspection by a Certified Access Specialist.
- 11.2 Lessee agrees to maintain the Premises in good condition and in

compliance with all applicable property maintenance and related laws. Lessee releases the City from the obligation to maintain any portion of the Premises. Said release is part of the consideration for the rental of the Premises, and Lessee therefore waives all rights it may otherwise have under Sections 1941 and 1942 of the Civil Code.

- 11.3 Lessee to also maintain landscaped area at the southwest corner of E Lincoln Avenue and N Fig Street.
- 11.4 In the event Lessee fails to properly maintain the premises as required by City, City may notify Lessee in writing of said failure. In the event Lessee fails to perform said maintenance within 30 days after such notice by City, City may perform such maintenance, and any costs including, but not limited to, the cost of labor, material, and equipment, shall be paid by Lessee to City within 10 days from receipt by Lessee of an invoice from City.

## **Section 12 Alterations**

Lessee shall not paint, alter, cut, add to, or otherwise change the appearance, structure, or condition of the Premises without the prior written consent of the Lease Administrator and only after obtaining applicable permits. Any tenant improvements and additional improvements made with the consent of the Lease Administrator shall become a fixture to the realty and shall remain on and be surrendered with the Premises upon termination of this Lease.

## **Section 13 Use**

Lessee agrees to use the Premises for the purpose of operating a childcare facility, consistent with this Lease. Additionally, Lessee agrees to use the Premises in accordance with the provisions and requirements contained in any permits required by the City of Escondido. Lessee shall not use, nor permit the use of, the Premises other than as described. In any case where Lessee is, or should reasonably be, in doubt as to the propriety of any particular use, Lessee may request, and will not be in breach or default if Lessee abides by, the written determination of the Lease Administrator that such use is or is not permitted.

## **Section 14 Occupancy, Assignment and Subletting**

The Premises shall only be occupied by Lessee except with prior written consent of the Lease Administrator. Lessee may not assign or sublease any interest in this Lease to any other Party, at any time, including a transferee of a controlling interest in Lessee without written consent from the Lease Administrator.

## **Section 15 Conduct**

Lessee shall not violate, or permit the violation of, any City or County ordinance, or state or federal law, in or about the Premises.

## **Section 16 Pets**

No pets or livestock of any kind may be kept on the Premises without the prior written consent of the Lease Administrator.

## **Section 17 Notices**

Any notice required or permitted to be given by this Lease must either be personally served on the other Party or served by certified mail, return receipt requested, to the addressee. Notices served by mail shall be sent to the address listed above. A change of either Party's address must also be immediately served in the manner described above.

## **Section 18 Right of Inspection**

City reserves the right for its agents or employees to enter upon and inspect the Premises at any reasonable time to ascertain if Lessee is complying with the provisions of this Lease.

## **Section 19 Insurance**

- 19.1 Lessee must have insurance in the following amounts at all times during this Lease:
  - A. General liability insurance with at least \$2 Million combined single-limit coverage per occurrence for bodily injury and property damage.
  - B. Automobile liability insurance of \$1 Million combined single-limit per accident for bodily injury and property damage for any and all vehicles that are owned by the Lessee (if applicable).
  - C. Workers' compensation and employer's liability insurance as required by the California Labor Code, as amended, or certificate of sole proprietorship.
  - D. Commercial property insurance in an amount commensurate with the value of the improvements on the Premises.
- 19.2 Each insurance policy required above must be acceptable to the City Attorney:
  - A. Each policy must name the City specifically as an additional insured

under the policy on a separate endorsement page, with the exception of the workers' compensation policy.

- B. Each policy must provide for written notice within no more than thirty (30) days if cancellation or termination of the policy occurs. Insurance coverage must be provided by an A.M. Best's A-rated, class V carrier or better, admitted in California, or if non-admitted, a company that is not on the Department of Insurance list of unacceptable carriers.
- C. All non-admitted carriers will be required to provide a service of suit endorsement in addition to the additional insured endorsement.

19.3 Lessee agrees to deposit with City, on or before the effective date of this Lease, one certificate of insurance for each of the policy or policies necessary to satisfy the insurance provisions of this Lease and to keep such insurance in effect during the entire term of this Lease. This certificate must be reviewed by, and acceptable to, the City Attorney, prior to commencement of the Lease Term. Lessee will also deposit with the City within 60 days of the Effective Date of this Lease, an additional insured endorsement naming City specifically and separately as an "additional insured", with the exception of the worker's compensation policy. The appropriate endorsements described above shall follow within 60 days.

19.4 City shall retain the right at any time to review the coverage, form and amount of the insurance required hereby. If, in the opinion of the Lease Administrator, the insurance provisions in this Lease do not provide adequate protection for City and for members of the public using the Premises, City may require Lessee to obtain insurance sufficient in coverage, form and amount to provide adequate protection from and against the kind and extent of risks which exist or are foreseeable at the time a change in insurance is required. City's requirements shall be reasonable, but shall be designed to assure adequate protection of the City's interests. The Lease Administrator shall notify Lessee in writing of changes in the insurance requirements and, if Lessee does not deposit with City within 60 days of receipt of such notice a new Certificate of Insurance for each policy or policies of insurance incorporating such changes, this Lease shall be deemed in default without further notice to Lessee and may be forthwith terminated by the Lease Administrator.

19.5 The procuring of such required policy or policies of insurance shall not be construed to limit Lessee's liability hereunder nor to fulfill the indemnification



provisions and requirements of this Lease. Notwithstanding said policy or policies of insurance, Lessee shall be obligated for the full and total amount of any damage, injury or loss attributable to any act or omission of it or its agents, customers or guests in connection with this Lease or with use or occupancy of the Premises.

## **Section 20 Indemnification**

Lessee shall defend, indemnify, and hold harmless City, its officers, agents, and employees from and against any and all claims, demands, and liabilities for loss of any kind or nature which City, its officers, agents, or employees may sustain or incur or which may be imposed upon them or any of them for injury to or death of persons or damage to property as a result of, arising out of, or in any manner connected with this Lease or with the occupancy and use of the Premises by Lessee, its invitees, visitors, or any other persons whatsoever. Lessee further agrees to pay any and all costs and expenses, including, but not limited to, court costs and reasonable attorney's fees incurred by City on account of any such claims, demands, or liabilities. However, the provisions of this Lease shall not be construed to indemnify City for claims or acts arising from City's sole negligence.

## **Section 21 Attorney's Fees, Costs and Expenses**

In the event legal action is brought to enforce the terms of or to declare a termination of this Lease for reason of breach thereof, the unsuccessful Party shall pay all of the successful Party's costs of such action, together with reasonable attorney's fees, in an amount to be fixed by the court.

## **Section 22 Non-Discrimination**

Lessee covenants that this Lease is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of physical or mental disabilities, race, color, creed, religion, sex, marital status, national origin or ancestry in the use, occupancy, tenure or enjoyment of the leased premises. Lessee shall not establish or permit any such practice of discrimination or segregation with reference to the selection, location, number, or use of occupancy by customers, tenants or vendees in the leased premises.

## **Section 23 Supersedure**

This Lease, upon becoming effective, shall supersede any leases or rental agreements heretofore made or issued for the Premises between the City and Lessee.

## **Section 24 Hazardous and/or Contaminated Soil and Material**

Lessee will not place or permit to be placed materials and/or contaminated soils on the premises which under federal, state, or local law, statute, ordinance, or regulations require special handling in collection, storage, treatment, and/or disposal. Lessee also hereby covenants and agrees that, if at any time it is determined there are materials and/or contaminated soils located on the premises which under any environmental requirement require special handling in collection, storage, treatment, or disposal, Lessee shall notify City. Within thirty (30) days after written notice to City or from City, Lessee shall commence to take and thereafter diligently complete, at Lessee's sole expense, such actions as may be necessary to comply with environmental requirements.

## **Section 25 Law to Govern; Venue**

This Lease is governed by the laws of the State of California. Venue for all actions arising from this Lease must be exclusively in the North County Division of the San Diego County Superior Court or federal courts located in San Diego County, California.

## **Section 26 Special Provisions**

- 26.1 Lessee hereby acknowledges that Lessee waives all rights to any form of relocation assistance provided for by local, state, or federal law to which Lessee may be entitled by reason of this Lease.
- 26.2 City and Lessee acknowledge that a portion of the Premises lies within an area required for construction of improvements to Lincoln Avenue. Lessee agrees to remove any and all improvements constructed within the right of way required for the widening of Lincoln Avenue at no cost or expense to the City. City shall provide Lessee (90) ninety-day prior written notice to remove said improvements. The area subject to this provision is identified on Exhibit "A" attached. Lessee further agrees to comply with all applicable regulations & requirements, in place at that time, for its continued use of the remaining Premises.

## **Section 27 Compliance with Federal, State, and Local Laws**

It is the duty of the Lessee while operating under this Lease to comply with all local, state, and federal laws, and to indemnify City from any violation of any such law. Failure to comply with a provision of local, state, or federal law is grounds for the Lease Administrator's immediate termination of this Lease.

## **Section 28 Amendment**

This Lease may not be amended, modified, or supplemented except by a writing executed both Parties.



**Section 29 Waiver**

No waiver by a Party of any provision of this Lease shall be considered a waiver of any other provision or any subsequent breach of the same or any other provision. The exercise by a Party of any right or remedy provided in this Lease or provided by law shall not prevent the exercise by that Party of any other remedy provided in this Lease or under the law.

IN WITNESS WHEREOF, the Parties below are authorized to act on behalf of their organizations, and have executed this Lease as of the date set forth below.

**ENTITY**

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name, Title

**CITY OF ESCONDIDO**

Date: \_\_\_\_\_

\_\_\_\_\_  
Vince McCaw, Real Property Manager

Date: \_\_\_\_\_

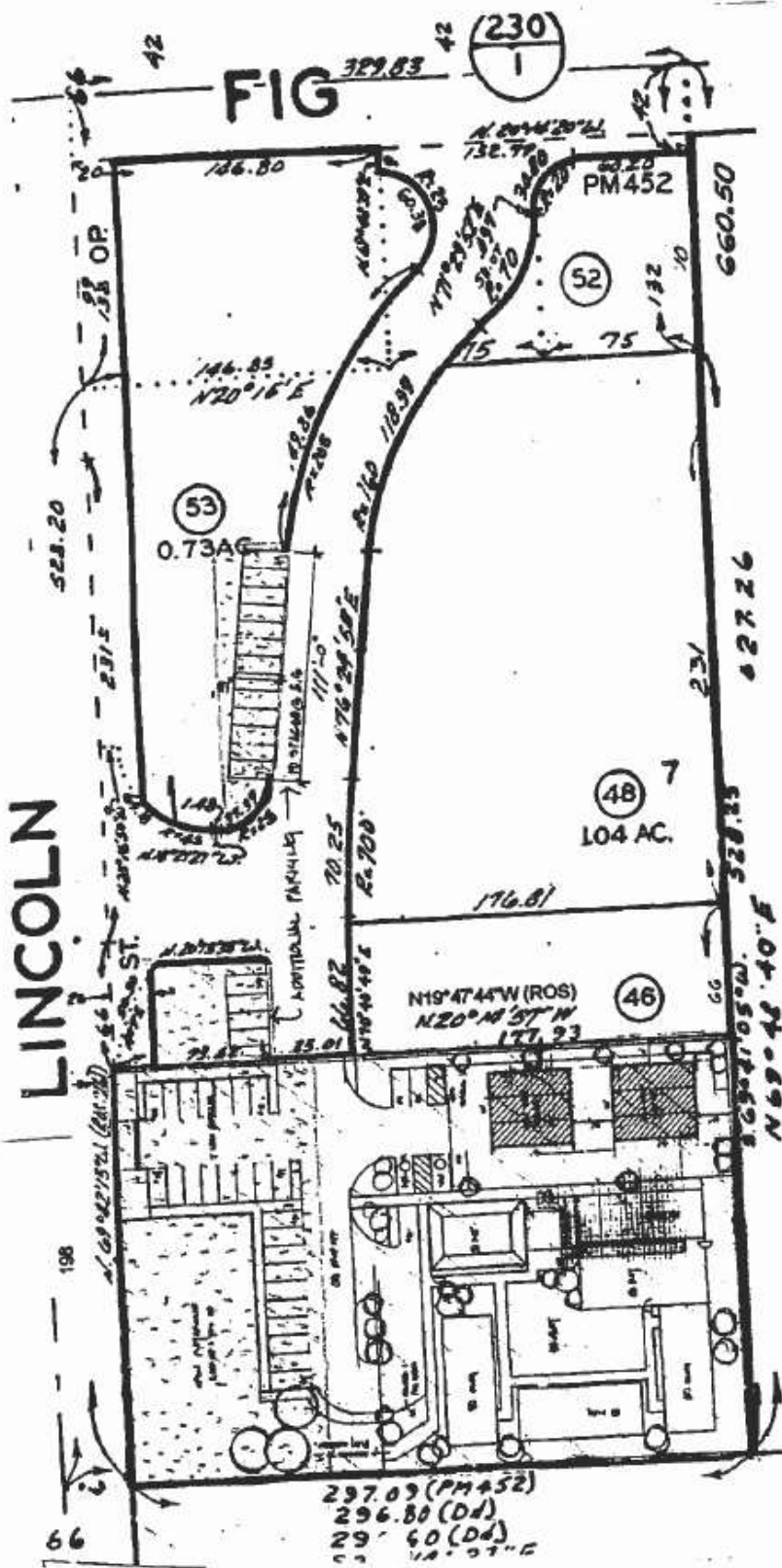
\_\_\_\_\_  
Diane Halverson, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY  
MICHAEL R. MCGUINNESS, City Attorney

By: \_\_\_\_\_

### EXHIBIT "A"



LEGEND  
 LEASED PREMISE  
 FUTURE ROW

NO SCALE

## CITY COUNCIL STAFF REPORT

**Consent Item No. 6**

**August 8, 2018**

**File No. 0600-10, A-3242**

**SUBJECT:** Continuing Emergency Repair of Five Sections of Escondido Sewer Pipeline (Hale Avenue Underpass of I-15, Kia Dealership Parking Lot, South Hale Avenue, Casa Grande Mobile Estates, and Green Tree Mobile Home Estates)

**DEPARTMENT:** Utilities Department, Wastewater Division

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-121, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property.

**FISCAL ANALYSIS:**

Funding for this emergency sewer pipeline work is available in the Wastewater Fund. The contracts are for time and materials, meaning that the contractors bill for staff time, equipment, and construction materials necessary to complete the repairs. The contract values, \$1,184,580 for Southland Paving, Inc. and \$3,000,000 for Orion Construction Corp., are not to be exceeded without further Council approval.

**BACKGROUND:**

Previously, the City Council adopted Resolution No. 2018-50, approving emergency action to immediately begin repairs on the five sections of pipeline located along sections of Hale Avenue. The existing sewer pipeline along Hale Avenue is a 24 to 27-inch diameter reinforced concrete pipe, installed in 1959. The pipeline that includes sections covered by this emergency runs for approximately 7,300 feet from Tulip Street to the Hale Avenue Resource Recovery Facility (HARRF). This pipeline conveys raw sewage from approximately 40 percent of Escondido to the HARRF.

On March 30, 2018, the City of Escondido ("City") completed an agreement in an amount not to exceed \$797,970 with Southland Paving, Inc. to perform the emergency repair of the sewer pipeline along Hale Avenue between Tulip and Simpson. On April 17, 2018, the City completed an agreement in an amount not to exceed \$2,500,000 with Orion Construction Company to perform the emergency repair of the sewer pipeline along Hale Avenue at the Kia Dealership Parking Lot, South Hale Avenue, Casa Grande Mobile Estates, and Green Tree Mobile Home Estates.

On April 18, 2018, the City Council adopted Resolution No. 2018-65, declaring that there was a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue.

Continuing Emergency Repair of Five Sections of the Sewer Pipeline in Hale Avenue  
August 8, 2018  
Page 2

On May 2, 2018, the City Council adopted Resolution No. 2018-69, declaring that emergency repairs should continue on the damaged sewer main sections. The City Council also approved a budget adjustment in the amount of \$2,000,000 from the Wastewater Operating Fund to the Sewer Pipeline Replacement CIP (Capital Improvement Project).

On May 16, 2018, the City Council adopted Resolution No. 2018-70, declaring that there was a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue.

On June 6, 2018, the City Council adopted Resolution No. 2018-71, declaring that there was a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue, approving Change Order No. 1 for the Southland Paving agreement for an amount not to exceed \$386,610, and approving a budget adjustment of \$386,610 from the Wastewater Operating Fund Reserve to the Sewer Lines Capital Outlay to fund the emergency sewer main repairs.

On June 20, 2018, the City Council adopted Resolution No. 2018-102, declaring that there was a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue, approving Change Order No. 1 for the Orion Construction Company agreement for an amount not to exceed \$500,000, and approving a budget adjustment transferring \$200,000 from Collection System Maintenance (CIP #800329) and \$300,000 from the Alley Rehabilitation Project (CIP #807705) into Sewer Pipeline Replacement (CIP #807704) to fund the emergency sewer main repairs.

As of June 28, 2018, Southland Paving, Inc. completed the first section of sewer pipeline to be repaired along Hale Avenue, under Interstate 15 between North Tulip Street and Simpson Way.

As of July 10, 2018, Orion Construction Company completed the next two sections of sewer pipeline to be repaired: South Hale Avenue from the Escondido Creek, through the Windsor Gardens Apartments, across 9th Avenue to the entrance of the Casa Grande Mobile Estates, and in the Kia dealership parking lot.

On July 11, 2018, the City Council adopted Resolution No. 2018-103, declaring that there was a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue.

As of August 8, 2018, Orion Construction Company has completed the emergency repair of the final two sections of sewer pipeline in the Casa Grande Mobile Estates and Green Tree Mobile Home Estates. All that remains is completion of the remaining restoration work, such as street paving, landscaping, and site cleanup. Orion Construction Company anticipates that all work will be completed by mid-August 2018.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Christopher W. McKinney*, Director of Utilities  
8/1/2018 4:56 p.m.

ATTACHMENTS:

1. Resolution No. 2018-121

RESOLUTION NO. 2018-121

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
FINDING THAT AN EMERGENCY  
CONTINUES TO REQUIRE THE IMMEDIATE  
REPAIR OF FIVE SECTIONS OF THE  
ESCONDIDO SEWER PIPELINE ALONG  
HALE AVENUE

WHEREAS, five sections of the sewer pipeline generally along Hale Avenue were at risk of an imminent, catastrophic failure; and

WHEREAS, pursuant to Resolution No. 2018-50, the City Council previously found that this risk constitutes an emergency and approved staff to proceed to purchase services without adopting plans, specifications, working details, or giving notice of bids to award contracts; and

WHEREAS, staff subsequently entered into a Public Improvement Agreement (“Agreement”) with Southland Paving, Inc. in an amount not to exceed seven hundred ninety-seven thousand nine hundred seventy dollars (\$797,970), and an Agreement with Orion Construction Corp. in an amount not to exceed two million five hundred thousand dollars (\$2,500,000), to repair the five sections of sewer pipeline; and

WHEREAS, pursuant to Resolution No. 2018-65, the City Council found it to be in the best public interest to continue the emergency action; and

WHEREAS, pursuant to Resolution No. 2018-69, the City Council declared that emergency repairs should continue on the damaged sewer main sections; and

WHEREAS, pursuant to Resolution No. 2018-70, the City Council declared that emergency repairs should continue on the damaged sewer main sections; and

WHEREAS, pursuant to Resolution No. 2018-71, the City Council declared that emergency repairs should continue on the damaged sewer main sections, and approved Change Order No. 1 to the Agreement with Southland Paving, Inc. in an amount not to exceed \$386,610; and

WHEREAS, pursuant to Resolution No. 2018-102, the City Council declared that emergency repairs should continue on the damaged sewer main sections, and approved Change Order No. 1 to the Agreement with Orion Construction Corp. in an amount not to exceed \$500,000; and

WHEREAS, pursuant to Resolution No. 2018-103, the City Council declared that emergency repairs should continue on the damaged sewer main sections; and

WHEREAS, pursuant to Section 22050 of the Public Contract Code, the City Council must review the emergency action every 14 days and determine by a four-fifths vote there is a need to continue the action; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to continue the emergency action.

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

1. That the above recitations are true.
2. That the Mayor and City Council finds the failure of the five sections of sewer pipeline generally along Hale Avenue is a public health and safety emergency;



and that the proposed action and expenditure is still necessary to respond to the emergency requiring immediate repair of the sewer pipeline.



## CITY COUNCIL STAFF REPORT

**Consent Item No. 7**

**August 8, 2018**

**File No. 0740-30**

**SUBJECT:** Amendment to the Police Non-Sworn Memorandum of Understanding

**DEPARTMENT:** Human Resources Department

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-123, approving an amendment to the Memorandum of Understanding (MOU) between the City of Escondido and the Escondido Police Officers' Association, Non-Sworn Bargaining Unit, with a three-year term commencing July 1, 2017, through June 30, 2020.

**FISCAL ANALYSIS:**

The cost of the MOU amendment for the remainder of Fiscal Year 2018-19 is \$128,363. The Police Department Budget will absorb this cost within the current fiscal year budget.

**PREVIOUS ACTION:**

On December 20, 2017, the City Council voted to adopt the MOU between the Escondido Police Officers' Association, Non-Sworn Bargaining Unit, and the City of Escondido, for a three-year term beginning June 30, 2017.

**BACKGROUND:**

A thorough review of the operations within the Escondido Police and Fire Communications Center has been conducted in order to maintain the best joint police, fire, and medical communications center in the County. This review includes an overall strategic plan to address recruitment and retention of key dispatch staff in the Escondido Communications Center. An extremely low unemployment rate and a competitive market for Public Safety Dispatchers in San Diego County warrant changes, which must occur through the labor negotiations process. The governing board of the Escondido Police Officers' Association has been supportive and cooperative throughout this process. Salary adjustments for Public Safety Dispatch Supervisor of 7% and Public Safety Dispatcher I/II of 5% will be key to the success of the strategic plan that the Escondido Police Department is in the process of implementing.

On July 5, 2018, members of the Escondido Police Officers' Association, Non-Sworn Bargaining Unit, voted in support of the MOU amendment.

**APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:**

*Sheryl Bennett*, Deputy City Manager/Administrative Services  
8/1/2018 4:03 p.m.

**ATTACHMENTS:**

1. Resolution No. 2018-123
2. Resolution No. 2018-123 – Exhibit "A"

RESOLUTION NO. 2018-123

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING AN AMENDMENT TO THE  
MEMORANDUM OF UNDERSTANDING WITH  
THE ESCONDIDO POLICE OFFICERS'  
ASSOCIATION, NON-SWORN BARGAINING  
UNIT

July 1, 2017 – June 30, 2020

WHEREAS, negotiating teams from the City of Escondido and the Escondido Police Officers' Association, Non-Sworn Bargaining Unit, have been duly appointed and have met-and-conferred with respect to matters affecting both parties; and

WHEREAS, an amended Memorandum of Understanding ("MOU") by the City of Escondido ("City") and the Escondido Police Officers' Association, Non-Sworn Bargaining Unit ("Association"), is necessary as a result of meeting and conferring in good faith concerning wages, hours, and other terms and conditions of employment; and

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

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

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

1. That the above recitations are true.
2. That the City's negotiating team is authorized to execute an amended

MOU between the City of Escondido and the Escondido Police Officers' Association, Non-Sworn Bargaining Unit, with a three-year term commencing July 1, 2017, through June 30, 2020, as outlined in Exhibit "A," which is attached to this Resolution and incorporated by this reference.

**City of Escondido  
Escondido Police Officers' Association, Non-Sworn Bargaining Unit  
Amendment to Memorandum of Understanding  
July 1, 2017 – June 30, 2020**

**1. Article 2, Salaries and Compensation, Section 2.02, Salary:**

Effective pay period beginning August 12, 2018, the base salary range for Public Safety Dispatcher I/II shall be increased by five percent (5%) and Public Safety Shift Supervisor shall be increased by seven percent (7%).

## CITY COUNCIL STAFF REPORT

**Consent Item No. 8**

**August 8, 2018**

**File No. 1340-02**

**SUBJECT:** Grant Application for Bureau of Reclamation Title XVI Funding Opportunity for the Planned Membrane Filtration/Reverse Osmosis (MFRO) Facility

**DEPARTMENT:** Utilities Department, Construction & Engineering Division

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-130, verifying the City of Escondido's financial capability and commitment to meet established deadlines upon entering into a grant or cooperative agreement, should the City receive a financial award from the Bureau of Reclamation's WaterSMART: Title XVI funding program. An award from the Title XVI program would be used for construction of the proposed Membrane Filtration Reverse Osmosis (MFRO) Facility.

**CORRELATION TO THE CITYCOUNCIL ACTION PLAN:**

This item relates to the Council's Action Plan regarding actively seeking and applying for grants and other third source funding whenever possible.

The MFRO Facility relates to the Council's Action Plan regarding Economic Development. This project is part of the overall recycled water and drinking water expansion, which will aid ratepayers by avoiding the cost of a new land outfall, which would be greater than \$600 million. Additionally, the supply of additional, high-quality recycled water and the needed infrastructure to deliver it to Escondido's farming community will provide benefits to this important section of Escondido's economy.

**FISCAL ANALYSIS:**

The total cost of the planned Membrane Filtration/Reverse Osmosis Project is expected to be \$44,700,000. The Utilities Department is working to fund this project through grants and a low interest loan from the State Revolving Fund (SRF). Should the City receive funding from the Bureau of Reclamation's WaterSMART: Title XVI program, the potential award could provide up to \$11,175,000 toward construction of the MFRO Project. The funding balance for the Project will be provided by a \$29,000,000 SRF loan, as well as a \$2,000,000 state grant awarded to the City from Prop 84 Integrated Regional Water Management, and approximately \$2,500,000 from the Wastewater Capital Improvement Program reserve.

BACKGROUND:

The MFRO Project originally was conceived as part of the City's Potable Water Reuse Program, as identified in the Recycled Water Master Plan. The City is constructing this phase of the Reuse Program to achieve two primary goals:

1. To direct water away from the Escondido Land Outfall, which has insufficient capacity to meet the City's long-term needs, and
2. To expedite a new, high-quality water supply that can be used by local agricultural growers, thus reducing the City's dependence on imported water.

The MFRO facility will further treat recycled water using membrane filtration (MF) and reverse osmosis (RO) technologies, providing high-quality water that is low in total dissolved solids and chlorides to high-water-demand avocado growers who serve a vital role in the City of Escondido's economy.

In its application to the Title XVI funding program, the City identified multiple benefits derived from the proposed MFRO Project in each of the following areas:

- Energy Savings
- Raw and Potable Water Reduction
- Emergency Preparedness
- Zero Discharge Goal
- Community and Economic Benefits
- Greenhouse Emission and Carbon Footprint Reduction
- Groundwater Protection
- Stormwater Design and Surface Water Tracking
- Efficient Land Use Planning
- Regulatory and Environmental Compliance

The Bureau of Reclamation estimates there will be approximately 10 to 18 grant awards from the 2018 Title XVI funding program, depending on the amount requested by each applicant. Escondido has requested \$11,175,000, a figure representing the allowed 25 percent of the Project's total cost. Awards are expected to be announced in the fall of 2018.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Christopher W. McKinney*, Director of Utilities  
8/1/2018 4:56 p.m.

ATTACHMENTS:

1. Resolution No. 2018-130

RESOLUTION NO. 2018-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, VERIFYING THE CITY'S FINANCIAL CAPABILITY AND COMMITMENT TO MEET ESTABLISHED DEADLINES, SHOULD IT BE OFFERED A FINANCIAL AWARD AND ENTER INTO A GRANT OR COOPERATIVE AGREEMENT UNDER THE BUREAU OF RECLAMATION'S WATERSMART: TITLE XVI PROGRAM

WHEREAS, the City of Escondido (City) has submitted an application for financial assistance to the Bureau of Reclamation's WaterSMART: Title XVI Water Reclamation and Reuse Projects funding program for construction of the proposed Membrane Filtration Reverse Osmosis (MFRO) Facility; and

WHEREAS, the application identifies Christopher W. McKinney, Director of Utilities, as the City's authorized representative with legal authority to enter into an agreement; and

WHEREAS, the City's Wastewater Enterprise Fund is capable of providing the amount of funding and/or in-kind contributions specified in the funding plan for the MFRO Project; and

WHEREAS, the City and its authorized representative will work with the Bureau of Reclamation to meet established deadlines for entering into a grant or cooperative agreement; and

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



1. That the above recitations are true.
2. That the Mayor and City Council have reviewed and support the City of Escondido's submitted application for financial assistance from the Bureau of Reclamation's WaterSMART: Title XVI Water Reclamation and Reuse Projects funding program.



## CITY COUNCIL STAFF REPORT

**Consent Item No. 9**

**August 8, 2018**

**File No. 0600-10, A-3122**

**SUBJECT:** Third Amendment to the Public Services Agreement for Police and Fire Emergency Safety Vehicle Outfitting Services with American Emergency Products

**DEPARTMENT:** Public Works Department, Fleet Services Division

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-131, authorizing the Mayor and the City Clerk to execute a Third Amendment to the Public Services Agreement (PSA), exercising the Option Period 3 of the Vehicle Outfitting Services Request for Proposal (RFP) No. 14-01 for Emergency Police and Fire vehicles.

**FISCAL ANALYSIS:**

Sufficient funds are available in Fleet Services Vehicle Replacement Fund.

**PREVIOUS ACTION:**

On June 25, 2014, the City Council adopted Resolution No. 2014-80, awarding Vehicle Outfitting Services Request for Proposal (RFP) No. 14-01 to American Emergency Products.

**BACKGROUND:**

The City of Escondido and American Emergency Products entered into an agreement dated August 4, 2014, to provide Police and Fire emergency safety vehicle outfitting services such as lights, sirens, and other emergency vehicle equipment. In addition to the initial two-year term, the RFP No. 14-01 for Vehicle Outfitting Services contained three (3) one-year option periods. The City and American Emergency Products desire to enter into a Third Amendment to the Public Services Agreement for vehicle outfitting services to exercise Option Period 3 and extend the agreement through June 30, 2019. All terms and conditions of the original agreement shall remain in full force and effect. Compensation for Option Period 3 shall not exceed \$345,000.

**APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:**

*Joseph Goulart*, Assistant Director of Public Works  
8/1/2018 5:13 p.m.

**ATTACHMENTS:**

1. Resolution No. 2018-131
2. Resolution No. 2018-131- Exhibit A – Third Amendment to Public Services Agreement

RESOLUTION NO. 2018-131

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AUTHORIZING THE MAYOR AND CITY  
CLERK, TO EXECUTE, ON BEHALF OF THE  
CITY, A THIRD AMENDMENT TO THE  
PUBLIC SERVICES AGREEMENT FOR  
POLICE AND FIRE EMERGENCY SAFETY  
VEHICLE OUTFITTING SERVICES WITH  
AMERICAN EMERGENCY PRODUCTS

WHEREAS, the City of Escondido ("City") solicited bids for vehicle outfitting services on April 24, 2014, Request for Proposal No. 14-01 ("RFP No. 14-01"); and

WHEREAS, on June 25, 2014, the City Council adopted Resolution No. 2014-80, awarding the Vehicle Outfitting Services contract to American Emergency Products; and

WHEREAS, the City and American Emergency Products entered into a Public Services Agreement ("Agreement") on August 4, 2014, to provide Vehicle Outfitting Services for a firm-fixed-price two-year contract ending June 30, 2016; and

WHEREAS, RFP No. 14-01 contained three (3) one-year optional contract periods following expiration of the initial two-year term; and

WHEREAS, on August 17, 2016, the City Council adopted Resolution No. 2016-77, executing a First Amendment to the Agreement for Option Period 1 extending the contract term through June 30, 2017; and

WHEREAS, on June 21, 2017, the City Council adopted Resolution No. 2017-90, executing a Second Amendment to the Agreement for Option Period 2 extending the contract term through June 30, 2018; and

WHEREAS, the City and American Emergency Products desire to exercise Option Period 3 by executing a Third and Final Amendment to the Agreement to extend the contract term through June 30, 2019, and amend the original Agreement to clarify paragraph two, relative to the optional contract periods consistent with RFP No. 14-01; and

WHEREAS, sufficient funds are available in Fleet Services Vehicle Replacement Fund; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve a Third Amendment to the Agreement to exercise Option Period 3.

WHEREAS, compensation for Option Period 3 shall not exceed \$345,000.

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

1. That the above recitations are true.
2. That the Mayor and the City Clerk are authorized to execute, on behalf of the City, a Third Amendment to the Vehicle Outfitting Public Services Agreement with American Emergency Products, which is attached hereto as Exhibit "A" and incorporated by this reference.



CITY OF ESCONDIDO  
THIRD AMENDMENT TO PUBLIC SERVICE AGREEMENT

This "Amendment" is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

And: AMERICAN EMERGENCY PRODUCTS  
10729 Wheatlands Avenue  
Santee, California 92071  
Attn: Adam Serr  
877-572-9111  
("CONTRACTOR")

Witness that whereas:

- A. CITY and CONTRACTOR entered into an agreement on August 4, 2014 ("Agreement"), wherein CITY retained CONTRACTOR to provide vehicle outfitting services at a firm fixed price for two years;
- B. The Request for Proposal for Vehicle Outfitting Services (RFP No. 14-01) also contained three (3) one-year option periods for which escalation of the contract price would be capped at five percent relative to the preceding contract year; and
- C. CITY and CONTRACTOR desire to amend the Agreement to exercise Optional Period 3 and clarify paragraph two of the Agreement consistent with RFP No. 14-01.

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

1. Paragraph two of the Agreement is amended to read:

Compensation. The CITY will pay for services provided, as specified in the Request for Proposal for Vehicle Outfitting Services (RFP No. 14-01) in full for the above services upon final inspection and approval by CITY staff. The payment amount for services provided during the initial two-year term shall not exceed \$588,216.84. The CITY and CONTRACTOR may exercise three (3) one-year option periods following the initial two-year term. If this Agreement is amended to exercise any option period, the cumulative total of all said option period increases shall not exceed five percent of the prices in effect at the end of the preceding contract year. Any breach of this Agreement will relieve CITY from the obligation to pay CONTRACTOR, if CONTRACTOR has not corrected the breach after CITY provides notice and a reasonable time to correct it.

2. The CONTRACTOR will furnish the services described in RFP No. 14-01 for Optional Period 3.
3. CITY will compensate the CONTRACTOR in an additional amount not to exceed \$345,000, pursuant to the conditions contained in RFP No. 14-01.
4. All other terms of the original Agreement between CITY and CONTRACTOR shall remain in full force and effect; in the event of any conflict between any specific provision of the original Agreement and this Amendment, this Amendment shall prevail.

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

CITY OF ESCONDIDO

Date: \_\_\_\_\_

\_\_\_\_\_  
Sam Abed  
Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
Diane Halverson  
City Clerk

Date: \_\_\_\_\_

American Emergency Products

\_\_\_\_\_  
Adam Serr  
Senior Account Manager

*(The above signature should be notarized)*

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY  
MICHAEL R. MCGUINNESS, City Attorney

By: \_\_\_\_\_

THE CITY OF ESCONDIDO DOES NOT DISCRIMINATE AGAINST QUALIFIED PERSONS WITH DISABILITIES.



## CITY COUNCIL STAFF REPORT

**Consent Item No. 10**

**August 8, 2018**

**File No. 0220-35**

**SUBJECT:** Adopt Revisions to the Escondido Section of the San Diego County Multi-Jurisdictional Hazard Mitigation Plan

**DEPARTMENT:** Fire Department, Emergency Management

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2018-133, approving revisions to the Escondido section of the San Diego County Multi-Jurisdictional Hazard Mitigation Plan.

**FISCAL ANALYSIS:**

The revised Escondido section of the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (Plan) contains several mitigation action items that are currently in the budget. However, the cost of other mitigation action items are unknown at this time. Staff will pursue various State and Federal grants that may be available. While the City of Escondido (City) could ultimately bear the full or partial responsibility for some future costs associated with some mitigation measures, those decisions will be made with a fiscal and cost benefit analysis. Approval of the revised Plan does not obligate the City to any particular funding commitment at this time.

**CORRELATION TO THE CITY COUNCIL ACTION PLAN:**

N/A

**PREVIOUS ACTION:**

On April 21, 2004, the City Council approved the original Multi-Jurisdictional Hazard Mitigation Plan. In 2010, the City Council approved updates to the Plan.

**BACKGROUND:**

The Federal Disaster Mitigation Act (DMA) became law in 2000. Among other things, this law requires that state and local jurisdictions develop and maintain plans to reduce hazards and protect communities from the effects of disasters. The law establishes a balance between mitigation efforts before a disaster and response and recovery efforts after a disaster. The law encourages the investment of time, effort, and funds to identify and perform measures that will limit the negative effects of disasters on communities.

An approved and adopted Hazard Mitigation Plan is a prerequisite to be eligible for Federal mitigation grants.

The Multi-Jurisdictional Hazard Mitigation Plan includes sections for each jurisdiction in San Diego County. The concept of hazard mitigation planning is ongoing in nature. As such, the Plan is expected to be reviewed and updated from time to time as necessary.

The Multi-Jurisdictional Hazard Mitigation Plan was reviewed and updated in 2017. No new Objectives or Actions were added to the 2017 Plan revision. This revised and updated Plan has been reviewed and



Adopt Revisions to the Escondido Section of the San Diego County Multi-Jurisdictional Hazard Mitigation Plan  
August 8, 2018  
Page 2

approved by the County of San Diego Unified Disaster Council, the State of California Office of Emergency Management, and is awaiting tentative approval by the Federal Emergency Management Agency.

Resolution No. 2018-133 includes the 2017 updated Escondido portion of the Revised Plan. Two goals and their objectives/action items in the Revised Plan are considered confidential and have not been described in the public section of the Revised Plan because they refer to specific critical infrastructure. These elements were not changed in the 2017 version and remain exempt from disclosure under the California Public Records Act

The City currently does not have a Post-Disaster Recovery Plan or a Post-Disaster Recovery Ordinance, which is reflected in Table 5.9-3. The County is in the process of developing such a plan, and once an overall County plan has been developed, local jurisdictions will develop their individual plans using the County plan as a foundation.

A summary of the 2017 revised Plan changes from the 2010 Adopted Plan include:

- Table 5.9-1 values were updated by County OES using the federal HAZUS database. HAZUS is a nationally applicable standardized methodology that contains models for estimating potential losses from earthquakes, floods, and hurricanes.
- City Department names were updated to reflect the current City organization.
- The Objectives and Actions contained in the 2010 update have been reviewed. Where appropriate, actions have been removed because they no longer apply or have been completed. A few items have been modified to reflect changes in regulations and code changes. For example, Lake Wohlford dam is no longer subject to Federal Energy Regulatory Commission (FERC) oversight.
- The numbering of the Objectives and Actions have been updated to remain sequential after the removal of some Objectives and Actions.
- FEMA requested that the Revised Plan include an additional column for Actions in the Goals section. The new column indicates if the Action applies to “New” buildings, “Existing” buildings, or “Both” new and existing buildings.

Attachment 1 contains a list of specific deletions or modifications made in the 2017 Revised Plan Goals, Objectives and Actions.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Rick Vogt*, Fire Chief  
8/1/2018 3:48 p.m.

*Jeff Murdock*, Emergency/Disaster Preparedness Manager  
8/2/2018 9:24 a.m.

ATTACHMENTS:

1. Attachment 1
2. Resolution 2018-133
3. Resolution 2018-133 – Exhibit A

# ATTACHMENT #1

The following Objectives/Actions that were in the 2010 Hazard Mitigation Plan were *removed* from the 2017 Plan Revision:

- Action 2.B.1: Continue to assist in the development, support, and promotion of a statewide juvenile fire setter coalition that will work with the State Fire Marshal's Office to reduce the incidence of juvenile-set fires in partnership with the Burn Institute. **This program is no longer offered by the Burn Institute.**
- Action 2.E.1 Continue the current Juvenile Fire setter Intervention Program to provide intervention for juveniles determined to have demonstrated an interest in playing with and/or setting fires through a partnership with the Burn Institute. **This program is no longer offered by the Burn Institute.**
- Action 4.A.2: Continue to provide storage of a Mobile Decontamination Unit belonging to the San Diego County Unified Disaster Council and continue training of fire department personnel in the use and operation of the Unit. **The MDU has been moved to another location in the County.**
- Action 5.D.1: Review the Probable Maximum Flood analyses completed for Wohlford Dam and Dixon Dam. **Complete**
- Action 5.D.2: Continue to perform preventative maintenance and inspection of buildings/structures that utilize roof drain inlets, piping and sub-structures. **Not Applicable**
- Objective 6.D: Address identified data limitations regarding the lack of information related to wildfires (e.g., a comprehensive database of California wildfires, a California wildfire risk model, and relative vulnerability of assets). **Complete**
- Action 6.D.1 Develop a Community Wildfire Protection Plan (CWPP) for the City's Local Responsibility Area (LRA). **Complete**
- Action 7.A.4: The Probable Maximum Flood analyses have been completed for Wohlford Dam and Dixon Dam. **Complete**
- Action 7.A.6: Conducted vulnerability assessment of Wohlford Dam. **Complete**
- Action 7.B.1: A dam and reservoir inspection protocol tied to Homeland Security alerts (over and above normal maintenance inspections) has been developed. **Complete**
- Action 8.A.6: Continue to require a preliminary soil report for all buildings and structures supported on natural ground unless the foundations have been designed in accordance with Table No. 1805.4.2 of the Building Code. **City is considering additional or other soil requirements.**

# ATTACHMENT #1

The following Objectives/Actions that were in the 2010 Hazard Mitigation Plan were *modified or updated* in the 2017 Plan Revision:

**Replaced:**

- Action 2.A.1: Continue to assist local mobile home parks with their community preparedness plans, including regular presentations at meetings of park residents.

**With:**

- Action 2.A.1: Continue to assist local mobile home parks with their community preparedness plans, including presentations at meetings of park residents.

**Replaced:**

- Action 2.C.2: Continue to offer Fire Safety in the Workplace/Fire Extinguisher Training to businesses through a partnership with the Burn Institute.

**With:**

- Action 2.C.2: Continue to offer Fire Safety in the Workplace/Fire Extinguisher Training to businesses.

**Replaced:**

- Objective 2.D: Monitor and publicize the effectiveness of mitigation actions implemented citywide.
  - Action 2.D.1: Continue to issue media releases regarding the City's hazard mitigation efforts.

**With:**

- Objective 2.D: Discourage activities that exacerbate hazardous conditions.
  - Action 2.D.1: Continue to partner with County OES in the development of Public Service Announcements related to mitigation of hazardous conditions and corrections.

**Replaced:**

- Action 5.C.2: Continue to improve drainage courses in an environmentally sensitive manner to eliminate repetitive events (e.g. Reidy Creek at El Norte).

**With:**

- Action 5.C.2: Continue to improve drainage courses in an environmentally sensitive manner to eliminate repetitive events (e.g. Spruce Street Channel Improvement Project).

# ATTACHMENT #1

**Replaced:**

- Action 5.C.3: Continue to work with Regional Storm Water Quality Control Board to develop best management practices from a regional perspective.

**With:**

- Action 5.C.3: Continue implementing programs required by the Regional Water Quality Control Board to encourage and require pollution prevention Best Management Practices on public and private properties.

**Replaced:**

- Action 5.E.1 Continue to participate in regional annual weather briefings.

**With:**

- Action 5.E.1 Continue to participate in regional weather briefings.

**Replaced:**

- Action 6.A.6: Continue to regulate and govern mitigation measures consistent with the International Wildland-Urban Interface Code, Appendix “A” and “D” of the 2006 edition.

**With:**

- Action 6.A.6: Continue to regulate and apply Wildland Urban Interface codes and standards associated with the construction of buildings in wildfire prone areas.

**Replaced:**

- Action 7.A.2: Annual inspections of Wohlford Dam are conducted by the Federal Energy Regulatory Commission (FERC).

**With:**

- Action 7.A.2: Continue annual inspections of Wohlford Dam by the State of California Division of Safety of Dams.

**Replaced:**

- Action 7.B.2: On a five-year schedule (per FERC), continue to conduct a table top drill and a functional exercise of the Wohlford Dam Emergency Action Plan.

**With:**

- Action 7.B.1: Continue to conduct a table top drill and a functional exercise of the Wohlford Dam Emergency Action Plan.

# ATTACHMENT #1

**Replaced:**

- Action 8.A.2: Continue to review all new construction to ensure conformance with seismic requirements specified in the California Building Code.

**With:**

- Action 8.A.2: Continue to review all new construction to ensure conformance with seismic requirements specified in the California Building Code and the California Residential Code.

**Replaced:**

- Action 8.A.7: Continue to require that when the foundation design is based on Table(s) No. 1804.2 & 1805.4.2, the foundation plan must indicate the allowable soil bearing value and soil classification and must be signed by a civil engineer or architect licensed by the State of California. One and two-story buildings of Type V construction designed for an allowable soil bearing value not to exceed 1,000 pounds per square foot (psf) are exempt from this requirement. When the allowable foundation pressure exceeds the values of Table No.1804.2, a preliminary soil report must be submitted with the plans.

**With:**

- Action 8.A.7: Observe and apply measures to reduce seismic structural risk through building and construction codes.

**Replaced:**

- Action 8.B.1: Continue to maintain an updated inventory of un-reinforced masonry buildings.

**With:**

- Action 8.B.1: Continue to maintain an updated inventory of un-reinforced masonry buildings and educate property owners about the potential safety risks of unreinforced masonry buildings and identify low cost options to retrofit unreinforced masonry buildings.

**Replaced:**

- Action 8.B.3: Continue to utilize International Building Code for non-historic buildings.

**With:**

- Action 8.B.3: Continue to provide a building inspection and code enforcement program to ensure compliance with codes and ordinances.

# ATTACHMENT #1

The following Action Items that were in the 2010 Hazard Mitigation Plan were *removed* from the 2017 Plan Revision:

- Action Item #3: Develop a Community Wildfire Protection Plan (CWPP) that identifies all potential stakeholders, coordinates public outreach and education, and accurately assess vegetative and infrastructure hazards. **Complete**
- Action Item #6: Encourage the use of alternate technologies for detection, neutralization, containment, disposal, and transportation. **Not Applicable**
- Action Item #7: Require the timely disposal of “spent” materials. **Not Applicable**
- Action Item #9: Inspect all transports for compliance with any measures identified by the environmental or developmental review processes to mitigate a potentially significant effect. **Not Applicable**

The following Action Items that were in the 2010 Hazard Mitigation Plan were *modified or updated* in the 2017 Plan Revision:

**Replaced:**

- Action Item #8: Limit transportation to hours of less traffic congestion as determined necessary through the environmental and developmental review process.

**With:**

- Action Item #5: Limit hazardous materials transportation to hours of less traffic congestion as determined necessary through the environmental and developmental review process.

RESOLUTION NO. 2018-133

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
ADOPTING THE REVISIONS TO THE  
ESCONDIDO SECTION OF THE SAN DIEGO  
COUNTY 2017 MULTI-JURISDICTIONAL  
MULTI- HAZARD MITIGATION PLAN

WHEREAS, the City of Escondido has experienced natural and manmade disasters, resulting in loss of life, personal injury, property damage, and interruption of business and government services; and

WHEREAS, the majority of San Diego County's residents live in areas subject to these disasters; and

WHEREAS, a Multi-Jurisdictional Multi-Hazard Mitigation Plan (the "Plan") was developed by the County of San Diego, all eighteen (18) incorporated cities, and the Rancho Santa Fe Fire Protection District, and adopted by the City of Escondido on April 21, 2004; and

WHEREAS, the Plan was reviewed in 2010 and revisions made to the Plan (the "Revised Plan") were adopted by the City of Escondido on December 8, 2010; and

WHEREAS, the Revised Plan was reviewed and updated in 2017 to reflect changes including City of Escondido Building and Fire codes and changes in services offered from community partners; and

WHEREAS, the 2017 Revised Plan recommends many hazard mitigation actions that will protect the people and property affected by the natural and manmade hazards that face San Diego County; and

WHEREAS, mitigation measures have been shown to be effective in saving lives and reducing property damage caused by disasters.

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

1. That the above recitations are true.
2. That the City Council adopts the revised Escondido section of the San Diego County 2017 Multi-Jurisdictional Multi-Hazard Mitigation Plan. A copy of the revised Escondido section of the Plan is attached as Exhibit "A" to this Resolution and is incorporated by this reference.



# SECTION FIVE

# Goals, Objectives and Actions

## 5.9 City of Escondido

The City of Escondido (Escondido) reviewed a set of jurisdictional-level hazard maps including detailed critical facility information and localized potential hazard exposure/loss estimates to help identify the top hazards threatening their jurisdiction. In addition, LPGs were supplied with exposure/loss estimates for Escondido summarized in Table 5.9-1. See Section 4.0 for additional details.

**Table 5.9-1  
 Summary of Potential Hazard-Related Exposure/Loss in Escondido**

Hazard Type	Exposed Population	Residential		Commercial		Critical Facilities	
		Number of Residential Buildings	Potential Exposure/Loss for Residential Buildings (x\$1,000)	Number of Commercial Buildings	Potential Exposure/Loss for Commercial Buildings (x\$1,000)	Number of Critical Facilities	Potential Exposure for Critical Facilities (x\$1,000)
Coastal Storm / Erosion	0	0	0	0	0	0	0
Sea Level Change	0	0	0	0	0	0	0
Dam Failure	92,281	26,420	7,437,230	18,320	6,411,938	144	1,159,016
Earthquake (Annualized Loss - Includes shaking, liquefaction and landslide components)	64,489*	19,944*	5,614,236*	6,109*	2,138,245*	178*	545,825*
<b>Flood (Loss)</b>							
100 Year	7,106	1,399	393,819	1,494	523,029	37	43,352
500 Year	31,081	8,762	2,466,503	5,218	1,826,365	113	587,919
<b>Rain-Induced Landslide</b>							
High Risk	759	76	21,394	6	1,935	0	108
Moderate Risk	79	22	6,193	77	26,778	0	0
Tsunami	0	0	0	0	0	0	0
<b>Wildfire / Structure Fire</b>							
Fire Regime II & IV	134,425	43,388	12,213,722	20,384	7,134,378	426	1,976,950

\* Represents best available data at this time.

After reviewing the localized hazard maps and exposure/loss table above, the following hazards were identified by the Escondido LPG as their top five. A brief rationale for including each of these is included.

- **Wildland Fire:** A significant amount of the community fringe area is wildland/urban interface and fires have been experienced in the past.
- **Earthquake:** The potential for loss of life, injuries and damage to property, as well as disruption of services, is significant.

## SECTION FIVE

## Goals, Objectives and Actions

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- **Hazardous Materials:** Two major freeways pass through the community. The community also hosts several fixed facilities that utilize hazardous material.
- **Flooding or Dam Failure:** The community lies in a natural river valley with a substantial portion existing within the floodplain. There are two large dammed reservoirs located above the community.
- **Terrorism or Other Manmade Events:** Current and expected geopolitical realities create concern for the vulnerability of community assets and infrastructure.

### 5.9.1 Capability Assessment

The LPG identified current capabilities available for implementing hazard mitigation activities. The Capability Assessment (Assessment) portion of the jurisdictional mitigation plan identifies administrative, technical, legal and fiscal capabilities. This includes a summary of departments and their responsibilities associated to hazard mitigation planning as well as codes, ordinances, and plans already in place associated to hazard mitigation planning. The second part of the Assessment provides Escondido's fiscal capabilities that may be applicable to providing financial resources to implement identified mitigation action items.

### 5.9.2 Existing Institutions, Plans, Policies and Ordinances

The following is a summary of existing departments in Escondido and their responsibilities related to hazard mitigation planning and implementation, as well as existing planning documents and regulations related to mitigation efforts within the community. The administrative and technical capabilities of Escondido, as shown in Table 5.9-2, provides an identification of the staff, personnel, and department resources available to implement the actions identified in the mitigation section of the Plan. Specific resources reviewed include those involving technical personnel such as planners/engineers with knowledge of land development and land management practices, engineers trained in construction practices related to building and infrastructure, planners and engineers with an understanding of natural or manmade hazards, floodplain managers, surveyors, personnel with GIS skills and scientists familiar with hazards in the community.

#### City of Escondido Building

- Coordinate adoption of building, plumbing, electrical, and mechanical codes.
- Develop building ordinances.
- Review site and building plans for compliance with building codes and ordinances.
- Damage assessment of structures from multiple causes to facilitate repair and future occupancy.

#### City of Escondido Public Works

- Maintains city infrastructure (assets) ranging from streets to parks to buildings and vehicle fleet.
- Responds to city emergencies, including EOC response in disasters and assisting police and fire departments with hazardous materials clean up, traffic and perimeter control efforts, traffic accident clean up and evacuation routing.

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### City of Escondido Engineering

- Reviews engineering on private and public grading, floodways, retention basins, transportation infrastructure and structures to assure compliance with Federal, State and local ordinances on seismic and structural stability.
- Develops engineering ordinances and policies that help protect and preserve city infrastructure.
- Evaluates all circulation elements for projected traffic impacts.
- Provides response personnel for evaluation of damaged infrastructure and rescue situations.
- Coordinates other response agencies assisting with damage assessment.

### City of Escondido Fire

- Administration: Develop, implement and monitor policies, procedures, budgets, fees, automatic aid agreements, mutual aid agreements, and liaison with other city departments and outside agencies.
- Fire Prevention Bureau: Coordinate adoption of codes and ordinances, review site and building plans for fire code compliance, develop and present public education programs and manage the city's weed abatement program.
- Emergency Medical Services: Manage the department's advanced life support responder program, respond to medical emergencies and other calls for service, provide training and oversight for the City's Public Access Defibrillation (PAD) program and participate with other community and regional health care providers to reduce public illness and injury.
- Suppression Division: Maintain the department's personnel, apparatus, equipment and fire stations in a state of readiness to respond to the community's needs, develop and implement standard operating procedures for various types of emergency responses, respond to all types of emergencies, and train and interact with neighboring jurisdictions and regional agencies.
- Emergency Management: Coordinate the City's Disaster Preparedness Program, liaison with all City departments and divisions, as well as other public and private organizations, develop, coordinate and implement hazard-specific response plans, and maintain the operational readiness of the City's Emergency Operations Center (EOC) and other key elements.

### City of Escondido Planning

- Develop and maintain city general plan, zoning ordinances and development standards.
- Oversight of city development process assuring compliance with zoning and general plan, and including environmental impact reports, design review, historic preservation, landscape review, habitat conservation, floodway prohibitions and floodplain development standards.

### City of Escondido Police

- Responds to safety concerns involving threats and/or damage to life or property.
- Acts as the enforcement entity for violations of State and local laws and ordinances.
- Primary emergency responders to acts of civil disobedience and public disorders and terrorism.
- Support personnel for emergency rescue and management.
- Investigative services for criminal acts that result in personal injury/death and the destruction of property.

# SECTION FIVE

## Goals, Objectives and Actions

- Develops and implements emergency response plans and policies, focusing on evacuation procedures and traffic control.
- Primary responders to acts of terrorism, focusing on suspect intervention and facility and staff protection.

### City of Escondido Utilities

- Operates, maintains, and enhances City wide infrastructure for: wastewater collection and treatment; drinking water treatment and distribution; and recycled water distribution. Also manages environmental programs to protect and enhance water quality. Responsible for planning and implementation associated with the following city plans:

- Dixon Dam Emergency Action Plan
- HARRF Chemical Spill Response Plan
- HARRF Hazmat Business Plan
- Sewer Overflow Response Plan
- Sewer System Management Plan
- Water Division Emergency Response Plan
- Water Operations Emergency Response Guide
- Water Quality Emergency Notification Plan
- Wohlford Dam Emergency Action Plan
- WTP Hazmat Business Plan
- WTP Operations Plan

**Table 5.9-2  
 City of Escondido: Administrative and Technical Capacity**

Staff/Personnel	Y/N	Department/Agency and Position
A. Planner(s) or engineer(s) with knowledge of land development and land management practices	Y	Planning, Engineering, Utilities
B. Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Engineering, Community Development
C. Planners or Engineer(s) with an understanding of natural and/or manmade hazards	Y	Engineering, Community Development
D. Floodplain manager	Y	Engineering, Utilities
E. Surveyors	Y	Engineering
F. Staff with education or expertise to assess the community's vulnerability to hazards	Y	Engineering, Community Development, Fire, Public Works, Utilities
G. Personnel skilled in GIS and/or HAZUS	Y	Information Systems
H. Scientists familiar with the hazards of the community	Y - limited	
I. Emergency manager	Y	Fire
J. Grant writers	Y - limited	

The legal and regulatory capabilities of Escondido are shown in Table 5.9-3, which presents the existing ordinances and codes that affect the physical or built environment of Escondido. Examples of legal and/or regulatory capabilities can include: the City's building codes, zoning ordinances, subdivision ordinances,

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## Goals, Objectives and Actions

special purpose ordinances, growth management ordinances, site plan review, general plans, capital improvement plans, economic development plans, emergency response plans, and real estate disclosure plans.

**Table 5.9-3  
 City of Escondido: Legal and Regulatory Capability**

Regulatory Tools (ordinances, codes, plans)	Local Authority (Y/N)	Does State Prohibit (Y/N)
A. Building code	Y	N
B. Fire code	Y	N
C. Zoning ordinance	Y	N
D. Subdivision ordinance or regulations	Y	N
E. Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Y	N
F. Growth management ordinances (also called "smart growth" or anti-sprawl programs)	Y	N
G. Site plan review requirements	Y	N
H. General or comprehensive plan	Y	N
I. A capital improvements plan	Y	N
J. An economic development plan	Y	N
K. An emergency response plan	Y	N
L. A post-disaster recovery plan	N	N
M. A post-disaster recovery ordinance	N	N
N. Real estate disclosure requirements	Y	N
O. Other – Habitat Planning	Y	N
P. Other – Emergency Action Plan for Wohlford Dam	Y	N
Q. Other – Hazardous Material Site Plans	Y	N
R. Other – Drainage Master Plan	Y	N

### 5.9.3 Fiscal Resources

Table 5.9-4 shows specific financial and budgetary tools available to Escondido such as community development block grants; capital improvements project funding; authority to levy taxes for specific purposes; fees for water, sewer, gas, or electric services; impact fees for homebuyers or developers for new development; ability to incur debt through general obligations bonds; and withholding spending in hazard-prone areas.

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## Goals, Objectives and Actions

**Table 5.9-4  
 City of Escondido: Fiscal Capability**

Financial Resources	Accessible or Eligible to Use (Yes/No)
A. Community Development Block Grants (CDBG)	Qualified – Income Requirements
B. Capital improvements project funding	Yes
C. Authority to levy taxes for specific purposes	Limited
D. Fees for water, sewer, gas, or electric service	Yes
E. Impact fees for homebuyers or developers for new developments/homes	Yes
F. Incur debt through general obligation bonds	Yes
G. Incur debt through special tax and revenue bonds	Yes
H. Incur debt through private activity bonds	No
I. Withhold spending in hazard-prone areas	Yes
J. Other – SANDAG Grant	Yes
K. Other – Other Grants	Yes

### 5.9.4 Goals, Objectives and Actions

Listed below are Escondido’s specific hazard mitigation goals, objectives and related potential actions. For each goal, one or more objectives have been identified that provide strategies to attain the goal. Where appropriate, the City has identified a range of specific actions to achieve the objective and goal.

The goals and objectives were developed by considering the risk assessment findings, localized hazard identification and loss/exposure estimates, and an analysis of the jurisdiction’s current capabilities assessment. These preliminary goals, objectives and actions were developed to represent a vision of long-term hazard reduction or enhancement of capabilities. To help in further development of these goals and objectives, the LPG compiled and reviewed current jurisdictional sources including the City’s planning documents, codes, and ordinances. In addition, City representatives met with OES staff to specifically discuss these hazard-related goals, objectives and actions as they related to the overall Plan. Representatives of numerous City departments involved in hazard mitigation planning, provided input to the Escondido LPG. The Escondido LPG members were:

- Tim Draper, Building Official
- Rick Vogt, Fire Chief
- Bill Martin, Director of Community Development
- Jay Petrek, Assistant City Manager
- Chris McKinney, Director of Utilities
- Jeff Murdock, Emergency/Disaster Preparedness Manager

## SECTION FIVE

## Goals, Objectives and Actions

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Once developed, City staff submitted the final plan to the State of California and FEMA for approval. Once approved, the plan will be taken to the Escondido City Council for adoption.

A public survey was posted on all participating agencies websites from March through July 2014. Over 500 responses were received. The survey results are in Appendix D. An email address was provided for the public to send comments and suggestions to. This email address was checked daily for public input.

The following sections present the hazard-related goals, objectives and actions as prepared by Escondido's LPG in conjunction with the Hazard Mitigation Working Group, locally elected officials, and local citizens

### **5.9.4.1 Goals**

The City of Escondido has developed the following 10 Goals for their Hazard Mitigation Plan (See Attachment A for Goals 9 and 10).

- Goal 1. Promote disaster-resistant future development.
- Goal 2. Increase public understanding, support and demand for effective hazard mitigation.
- Goal 3. Build and support local capacity and commitment to continuously become less vulnerable to hazards.
- Goal 4. Improve hazard mitigation coordination and communication with federal, state, local and tribal governments.
- Goal 5. Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to floods and extreme weather.
- Goal 6. Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to wildfires.
- Goal 7. Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to dam failure.
- Goal 8. Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to geological hazards.
- Goal 9. Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to extremely hazardous materials releases.
- Goal 10. Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to other manmade hazards.

# SECTION FIVE

## Goals, Objectives and Actions

### 5.9.4.2 Objectives and Actions

The City of Escondido developed the following broad list of objectives and actions to assist in the implementation of each of their 10 identified goals. The City of Escondido developed objectives to assist in achieving their hazard mitigation goals. For each of these objectives, specific actions were developed that would assist in their implementation. A discussion of the prioritization and implementation of the action items is provided in Section 5.9.5.

<b>Goal 1: Promote disaster resistant future development.</b>		<b>BUILDING: New, Existing or Both</b>
<i>Objective 1.A: Implement zoning ordinances that limit development in hazard areas.</i>		
Action 1.A.1	Continue to apply slope variable density requirements and restrict development on slopes in excess of 35% and in floodways.	Both
Action 1.A.2	Continue to limit the number of units in areas beyond adopted emergency response times.	Both
<i>Objective 1.B: Encourage and facilitate the adoption of building codes that protect renovated existing assets and new development in hazard areas.</i>		
Action 1.B.1	Continue to require that building pad elevations be increased for new construction and substantial modifications in Dam Failure inundation areas.	Both
Action 1.B.2	Continue to require the application of building codes that address earthquake design requirements.	Both
Action 1.B.3	Continue to obtain U.S. Army Corps of Engineers approval of construction in flood sensitive areas.	Both
Action 1.B.4	Continue to update the Grading Ordinance as necessary to comply with new technologies, regulations, and practices.	Both
Action 1.B.5	Continue to utilize current Standard Specifications for Public Works Construction and the regional Amendments, which encourage materials and practices that resist failure.	Both
<i>Objective 1.C: Encourage consistent enforcement of general plans, zoning ordinances, and building codes.</i>		
Action 1.C.1	Continue aggressive enforcement to insure all projects are properly permitted and inspected to document compliance with all city standards.	Both
<i>Objective 1.D: Discourage future development that exacerbates hazardous conditions.</i>		
Action 1.D.1	Continue to require minimum brush clearance requirements around new construction.	New



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## Goals, Objectives and Actions

<b>Goal 2: Increase public understanding, support, and demand for hazard mitigation.</b>		<b>New, Existing or Both</b>
<i>Objective 2.A: Educate the public to increase awareness of hazards and opportunities for mitigation actions.</i>		
Action 2.A.1	Continue to assist local mobile home parks with their community preparedness plans, including presentations at meetings of park residents.	Both
Action 2.A.2	Continue to offer hazard awareness and mitigation displays at bi-annual Community Street Fairs, fire station open houses, in library display cases, at health fairs, and other venues.	Both
Action 2.A.3	Continue to utilize the Community Emergency Response Team (C.E.R.T.) as a venue for teaching fire and life safety awareness and preparedness measures.	Both
Action 2.A.4	Continue to use the Fire Department website as a resource for public use to include mitigation methods for a variety of hazards.	Both
<i>Objective 2.B: Promote partnerships between the state, county, and local governments to identify, prioritize, and implement mitigation actions.</i>		
Action 2.B.1	Continue to use and expand the number of links on Fire Department website to state, county, and federal website hazard mitigation resources.	Both
Action 2.B.2	Continue to maintain communications with County OES in order to address potential hazard situations from a public education perspective.	Both
Action 2.B.3	Continue to maintain partnership with County OES in mitigation actions related to C.E.R.T., Disaster Service Workers Programs, and Emergency Management Preparedness Programs.	Both
<i>Objective 2.C: Promote hazard mitigation in the business community.</i>		
Action 2.C.1	Continue to utilize the fire department's fire prevention inspection program to educate business owners and managers regarding hazard mitigation.	Both
Action 2.C.2	Continue to offer Fire Safety in the Workplace/Fire Extinguisher Training to businesses.	
<i>Objective 2.D: Discourage activities that exacerbate hazardous conditions.</i>		
Action 2.D.1	Continue to partner with County OES in the development of Public Service Announcements related to mitigation of hazardous conditions and corrections.	Both
<i>Objective 2.E: Discourage activities that exacerbate hazardous conditions.</i>		
Action 2.E.1	Continue to partner with County OES in the development of Public Service Announcements related to mitigation of hazardous conditions and corrections.	Both
Action 2.E.2	Continue to create and show Public Service Announcements on local government cable channel that demonstrate and encourage hazard correction.	Both

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## Goals, Objectives and Actions

<b>Goal 3: Build and support local capacity and commitment to continuously become less vulnerable to hazards.</b>		<b>New, Existing or Both</b>
<i>Objective 3.A: Increase awareness and knowledge of hazard mitigation principles and practices among state and local officials.</i>		
Action 3.A.1	Continue periodic updates of local building codes, public works construction codes, zoning and grading ordinances to reflect legislative changes.	Both
Action 3.A.2	Continue to assess and mitigate potentially significant hazards as part of the required environmental review process.	Both
Action 3.A.3	Continue to conduct Emergency Operations Center training.	Both

<b>Goal 4: Improve hazard mitigation coordination and communication with federal, state, local and tribal governments.</b>		<b>New, Existing or Both</b>
<i>Objective 4.A: Establish and maintain close working relationships with state agencies, local and tribal governments.</i>		
Action 4.A.1	Continue to participate in regional hazard mitigation activities as a member of the San Diego County Unified Disaster Council.	Both
Action 4.A.2	Continue to maintain good working relationships with the San Diego County Water Authority and neighboring water agencies.	Both
Action 4.A.3	Continue to maintain good working relationships with the American Red Cross, the Salvation Army, local churches and other agencies that provide for public assistance and training.	Both
Action 4.A.4	Continue to provide storage of several disaster caches belonging to the American Red Cross.	Both
<i>Objective 4.B: Encourage other organizations to incorporate hazard mitigation activities.</i>		
Action 4.B.1	Continue to assist local entities, such as the Escondido Union Elementary School District, the Escondido Union High School District, Palomar Medical Center and others, in developing plans for hazard mitigation and disaster preparedness.	Both

## SECTION FIVE

## Goals, Objectives and Actions

<b>Goal 5: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure and City-owned facilities, due to <u>floods and extreme weather</u>.</b>		<b>New, Existing or Both</b>
<i>Objective 5.A: Ensure new development is properly located and conditioned to avoid flooding.</i>		
Actions 5.A.1	Continue to ensure finish floor elevations of new development are at least one foot above the 100-year flood plain.	New
Actions 5.A.2	Continue to require drainage studies for major projects to ensure adequate measures are incorporated and that they do not adversely affect downstream or other surrounding properties.	Both
Actions 5.A.3	Continue to periodically evaluate drainage fees to ensure new development pays their fair share for offsite improvements.	New
Actions 5.A.4	Continue to limit uses in floodways to those tolerant of occasional flooding, including but not limited to agriculture, outdoor recreation and natural resource areas.	Both
Actions 5.A.5	Continue to design new critical facilities to minimize potential flood damage. Such facilities include those that provide emergency response like hospitals, fire stations, police stations, civil defense headquarters, utility lifelines, ambulance services, and sewer treatment plants. Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theatres, and other public assembly facilities with capacities greater than 100 persons.	Both
<i>Objective 5.B: Protect existing assets with the highest relative vulnerability to the effects of floods within the 100-year floodplain and extreme weather.</i>		
Action 5.B.1	Continue to require Development Agreements for new projects within the North Broadway critical infrastructure deficiency areas to secure necessary flood control measures.	New
Action 5.B.2	Continue to maintain flood control channels and storm drains, in accordance with habitat preservation policies, through periodic dredging, repair, de-silting, and clearing to prevent any loss in their effective use.	Both
Action 5.B.3	Continue to identify and prioritize flood control projects in the CIP.	New
Action 5.B.4	Continue to pursue available grant funds for flood control projects.	Both
Action 5.B.5	Continue to participate in the National Flood Insurance Program and requirement to review applications for conformance with NFIP standards.	Both
Action 5.B.6	Continue to provide public support by maintaining supplies of sand and sandbags to mitigate flooding.	Both
Action 5.B.7	Continue to provide barricades to identify flooded areas.	Both
<i>Objective 5.C: Minimize repetitive losses caused by flooding and severe weather</i>		
Action 5.C.1	Continue preventative maintenance and inspection of floodway structures, storm drains, etc. consistent with applicable regulations.	Both

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## Goals, Objectives and Actions

<b>Goal 5: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure and City-owned facilities, due to <u>floods and extreme weather</u>.</b>		<b>New, Existing or Both</b>
Action 5.C.2	Continue to improve drainage courses in an environmentally sensitive manner to eliminate repetitive events (e.g. Spuce Street Channel Improvement Project)	Both
Action 5.C.3	Continue implementing programs required by the Regional Water Quality Control Board to encourage and require pollution prevention Best Management Practices on public and private properties	Both
Action 5.C.4	Continue to improve road flooding problems by constructing permanent drainage structures as approved and funded in the City's Capital Improvement (CIP) Budget.	Both
<i>Objective 5.D: Develop a comprehensive approach to reducing the possibility of damage and losses due to floods and severe weather</i>		
Action 5.D.1	Continue to ensure that existing and new storm drain and street capacities are adequate to manage a 100-year flood event.	Both
Action 5.D.2:	Continue to ensure that new construction projects include surface drainage management that will preserve the integrity of the facility and public infrastructure.	New
<i>Objective 5.E: Coordinate with and support existing efforts to mitigate severe weather (e.g., National Weather Service).</i>		
Action 5.E.1	Continue to participate in regional weather briefings.	Both

# SECTION FIVE

## Goals, Objectives and Actions

<b>Goal 6: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>wildfires</u>.</b>		<b>New, Existing or Both</b>
<i>Objective 6.A: Develop a comprehensive approach to reducing the possibility of damage and losses due to wildfires in new development.</i>		
Action 6 A.1	Continue to require the application of California Fire Code Article 86, pertaining to Fire Protection Plans (FPP) in all Wildland-Urban Interface (WUI) areas. The FPP will provide for 100' of vegetation management (per CA Government Code 51182 and the MOU between the U.S. Fish and Wildlife Service, Calif. Department of Fish and Game, Cal FIRE, and the San Diego County Fire Chiefs Association) around all new structures or require equivalent construction methods as determined by a technical fire analysis.	New
Action 6 A.2	Continue to require secondary, emergency access and egress when streets exceed specified lengths or present other issues as identified during the project review process.	New
Action 6 A.3	Continue to ensure that street widths, paving, and grades can accommodate emergency vehicles. Also continue to require vegetation management on all street segments without improved lots. Also, continue to require enhanced construction for certain structures in all WUI areas.	Both
Action 6 A.4	Continue to require residential fire sprinklers.	New
Action 6 A.5	Continue to require defined defensible space around all habitable structures in WUI areas.	Both
Action 6 A.6	Continue to regulate and apply Wildland Urban Interface codes and standards associated with the construction of buildings in wildfire prone areas.	New
<i>Objective 6.B: Protect existing assets with the highest relative vulnerability to the effects of wildfires.</i>		
Action 6.B.1	Continue proactive enforcement of City's weed abatement ordinance to facilitate the removal of annual weeds/vegetation or habitat, placing existing properties in a fire safe condition.	Both
Action 6.B.2	Continue to ensure that all construction materials used during remodeling of structures in WUI areas are compliant with new building and fire codes for fire resistant construction including possible enhanced construction requirements for certain structures.	Existing
Action 6.B.3	Continue to maintain and update existing wildland pre-fire plans for neighborhoods adjacent to WUI areas.	Both
Action 6.B.4	Ensure the City's Multiple Habitat Conservation Plan (MHCP) Sub-area Plan maintains current allowances for the removal of habitat as may be necessary to protect existing structures. Continue partnership with State Fish & Wildlife to mitigate exposure of protected habitat areas.	Both
<i>Objective 6.C: Coordinate with and support existing efforts to mitigate wildfire hazards (e.g., US Forest Service, Bureau of Land Management).</i>		

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## Goals, Objectives and Actions

<b>Goal 6: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>wildfires</u>.</b>		<b>New, Existing or Both</b>
Action 6.C.1	Ensure the City’s MHCP Sub-area Plan incorporates current fire protection measures and implement fire protection measures in Daley Ranch, consistent with the existing Conservation Agreement and the Daley Ranch Master Plan.	Both
Action 6.C.2	Continue to participate in the California Fire Master Mutual Aid Agreement, the San Diego County Fire Master Mutual Aid Agreement, and the North Zone Automatic Aid Agreement.	Both
<i>Objective 6.D: Maintain adequate emergency response capability.</i>		
Action 6.D.1	Continue to evaluate service level impacts and needs as part of the review of major projects.	Both
Action 6.D.2	Continue to plan for additional reserve equipment and staff during emergencies to supplement potential need for additional fire resources (i.e. surge capacity).	Both
Action 6.D.3	Continue to staff and maintain Cal EMA Type 3 brush engine.	Both

## SECTION FIVE

## Goals, Objectives and Actions

<b>Goal 7: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>dam failure</u>.</b>		<b>New, Existing or Both</b>
<i>Objective 7.A: Develop a comprehensive approach to reducing the possibility of damage and losses due to dam failure.</i>		
Action 7.A.1	Continue to design new critical facilities to minimize potential damage due to dam failure. Such facilities include those that provide emergency response like hospitals, fire stations, police stations, civil defense headquarters, utility lifelines, ambulance services, and sewer treatment plants. Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theatres, and other public assembly facilities with capacities greater than 100 persons.	Both
Action 7.A.2	Continue annual inspections of Wohlford Dam by the State of California Division of Safety of Dams.	Both
Action 7.A.3	Continue to gather weekly well readings at Wohlford Dam and piezometer readings at Dixon Dam. Continue to send annual reports of these readings to the State of California Division of Safety of Dams.	Both
Action 7.A.4	Continue to maintain an updated Wohlford Dam emergency Action Plan.	Both
<i>Objective 7.B: Protect existing assets with the highest relative vulnerability to the effects of dam failure.</i>		
Action 7.B.1	Continue to conduct a table top drill and a functional exercise of the Wohlford Dam Emergency Action Plan.	Both
Action 7.B.2	Continue to annually exercise the Wohlford Dam Emergency Action Plan telephone tree.	Both
<i>Objective 7.C: Minimize the risk of hazards associated with dam failure.</i>		
Action 7.C.1	Develop timeframes and funding mechanism for the ultimate replacement or renovation of the Dixon and Wohlford dams.	Existing
Action 7.C.2	Continue to ensure that critical facilities and structures including emergency communication facilities are above the dam failure inundation zone.	New
Action 7.C.3	Continue to inspect the 100-year flood channel to ensure integrity and unobstructed flow.	Both

# SECTION FIVE

## Goals, Objectives and Actions

<b>Goal 8: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>geological hazards</u>.</b>		<b>New, Existing or Both</b>
<i>Objective 8.A: Develop a comprehensive approach to reducing the possibility of damage and losses due to geological hazards.</i>		
Action 8.A.1	Continue to require soil reports and implement its recommendations for projects in identified areas where liquefaction or other soil issues exist.	Both
Action 8.A.2	Continue to review all new construction to ensure conformance with seismic requirements specified in the California Building Code and the California Residential Code.	New
Action 8.A.3	Continue to prohibit development in areas with slopes over 35%.	New
Action 8.A.4	Continue to require a preliminary soil report and a report of satisfactory placement of fill prepared by a licensed civil engineer for all buildings and structures supported on fill.	New
Action 8.A.5	Continue to require a preliminary soil report prepared by a civil engineer licensed in the State of California whenever expansive soil is present.	New
Action 8.A.6	Observe and apply measures to reduce seismic structural risk through building and construction codes.	Both
<i>Objective 8.B: Protect existing assets with the highest relative vulnerability to the effects of geological hazards.</i>		
Action 8.B.1	Continue to maintain an updated inventory of un-reinforced masonry buildings and educate property owners about the potential safety risks of unreinforced masonry buildings and identify low cost options to retrofit unreinforced masonry buildings.	Existing
Action 8.B.2	Continue to require seismic retrofits for major renovations in accordance with Historic and Building Code provisions.	Existing
Action 8.B.3	Continue to provide a building inspection and code enforcement program to ensure compliance with codes and ordinances.	Both

### 5.9.5 Prioritization and Implementation of Action Items

Once the comprehensive list of jurisdictional goals, objectives, and action items listed above was developed, the proposed mitigation actions were prioritized. This step resulted in a list of acceptable and realistic actions that address the hazards identified in each jurisdiction. This prioritized list of action items was formed by the LPG weighing STAPLEE criteria.

The Disaster Mitigation Action of 2000 (at 44 CFR Parts 201 and 206) requires the development of an action plan that not only includes prioritized actions but one that includes information on how the prioritized actions will be implemented. Implementation consists of identifying who is responsible for which action, what kind of funding mechanisms and other resources are available or will be pursued, and when the action will be completed.



## SECTION FIVE

## Goals, Objectives and Actions

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The prioritized actions below reflect progress in local mitigation efforts as well as changes in development.

The top five prioritized mitigation actions as well as an implementation strategy for each are:

**Action Item #1:** Ensure the City's **Draft** Multiple Habitat Conservation Plan (MHCP) Sub-area Plan maintains current allowances for the removal of habitat as may be necessary to protect existing structures.

**Coordinating Individual/Organization:** Fire Department

**Potential Funding Source:** As available from local, state or federal resources

**Implementation Timeline:** Ongoing

**Action Item #2:** Ensure the City's Draft MHCP Sub-area Plan incorporates current fire protection measures and implement fire measure in Daley Ranch, consistent with the existing Conservation Agreement and the Daley Ranch Master Plan.

**Coordinating Individual/Organization:** Fire Department

**Potential Funding Source:** As available from local, state or federal resources

**Implementation Timeline:** Ongoing

**Action Item #3:** Continue involvement in regional collaborative efforts between public and private partners in public education and disaster preparedness campaigns in High Hazard Urban Interface communities.

**Coordinating Individual/Organization:** Fire Department

**Potential Funding Source:** As available from private, local, state or federal resources

**Implementation Timeline:** Ongoing

**Action Item #4:** Develop timeframes and funding mechanism for the ultimate replacement or renovation of the Dixon and Wohlford Dams.

**Coordinating Individual/Organization:** Utilities Department

**Potential Funding Source:** As available from local, state or federal resources

**Implementation Timeline:** 5 years

**Action Item #5:** Limit hazardous materials transportation to hours of less traffic congestion as determined necessary through the environmental and developmental review process.

**Coordinating Individual/Organization:** Planning Department

**Potential Funding Source:** As available from local, state or federal resources

**Implementation Timeline:** Ongoing

## MOBILEHOME RENT REVIEW BOARD

**Public Hearing Item No. 11**

**August 8, 2018**

**File No. 0697-20-10167**

**SUBJECT:** Short-Form Rent Review Board Hearing for Greentree Mobile Estates (File No. 0697-20-10167)

**DEPARTMENT:** Community Development Department, Housing & Neighborhood Services Division

**RECOMMENDATION:**

Consider the short-form rent increase application submitted by the Greentree Mobile Estates.

If approved, adopt Rent Review Board Resolution No. 2018-07, granting an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$20.48) for the period of December 31, 2015, to December 31, 2017.

**INTRODUCTION:**

Greentree Mobile Estates ("Park"), located at 1301 S Hale Avenue, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

**THE RENT INCREASE APPLICATION:**

Green Tree Mobile Estates is an all-ages Park, which has a total of 104 spaces with 85 spaces subject to rent control. The Park requests an increase for the 85 rent controlled spaces. The spaces not included in this application are occupied by the Park Manager, vacant, on long-term leases or have homes that are leased by the Park. Common facilities include a clubhouse with kitchen, billiard room, swimming pool, and shuffleboard courts. There are laundry facilities available for a fee as well as a vehicle storage area.

Since the last increase, the Park has renovated the clubhouse and upgraded the cooling, added a covered gazebo, and added a new camera security system for the common areas. This past year a new filter system was installed for the pool.

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

PARK OWNER'S REQUEST:

The Park is requesting an increase of 75 percent of the change in CPI for the period of December 31, 2015, to December 31, 2017. Seventy-five percent of the change in the CPI for the period of consideration is 3.574 percent. The average monthly rent for the 85 residents that are affected by this application is \$573.14. The average monthly increase requested is \$20.48 per space, per month.

This is the thirteenth rent increase request filed by this Park since the Ordinance was implemented. The last increase was granted in May 2016 for an average amount of \$10.10 per space, per month.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on July 2, 2018, at 6:30 p.m. Eight residents, the Park Management and City staff attended the meeting. After a review of the rent control process, resident discussion focused on upgrades to the park and the 2016 application. There were questions for the owner and management about the reason for the application and frequency of increases. No one volunteered to serve as resident representative.

CODE ENFORCEMENT INSPECTION:

An inspection of the common areas of the Park by the Code Enforcement Division of the City noted some violations of the Health and Safety Code. A copy of the Code Report ("Report") is attached as "Attachment A." The Owner and Resident Manager received a copy of the Report. No rent increase, if granted, will take effect until all code violations are corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

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

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martín*, Director of Community Development  
8/1/2018 4:11 p.m.


*Belinda Rojas*, Program Administrator  
8/1/2018 4:12 p.m.

ATTACHMENTS:

1. Attachment A - Code Inspection Report
2. Rent Review Board Resolution No. 2018-07

**DATE:** July 13, 2018

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

**FROM:** MARK CASS, CODE ENFORCEMENT MANAGER 

**SUBJECT:** GREEN TREE MOBILE ESTATES

Green Tree Mobile Estates was inspected on July 10 2018, with the lighting inspection conducted the next morning July 11, 2018. The inspection was as a result of an application for rent increase being filed with the City of Escondido. There were two general park violations and eight lighting violations found during the inspections which are documented in the attached report.

A resident meeting was held on July 2, 2018 and eight residents, one member of the Green Tree Mobile Home Park staff and city staff attended the meeting No resident representatives attended the meeting and there were no health and safety issues that needed to be discussed.

There were no code enforcement cases in this park during the past year.

**CC:** Bill Martin, Director of Community Development  
Belinda Rojas, Rent Control Administrator

July 13, 2018

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

**Park Name:** Green Tree Mobile Estates  
1301 S Hale Ave  
Escondido, CA. 92029

**Park Owner:** Fritz and Betty Neumann  
466 I Street  
Chula Vista, CA 92010

**Park Manager:** Theresa Turner                      **Phone:** (760) 741-9231

**Inspection Date:** 7/10 & 7/11/2018                      **Inspector:** Stephen Jacobson

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

**General Violations:**

1. Repair the leaking water heater valve on the water heater in the storage room. **25 CCR 1102(a)&(b).**
2. Remove all dry overgrown vegetation in the RV parking lot to prevent a hazard. **25 CCR 1120.**

**Areas of the park requiring illumination per 25 CCR 1108:**

**(Lighting Inspection conducted the morning of 7-11-2018)**

1. Repair the inoperable lights in front of spaces 6, 21, 25,56, 77,78 86 & 88.

RESOLUTION NO. RRB 2018-07

A RESOLUTION OF THE ESCONDIDO  
MOBILEHOME RENT REVIEW BOARD  
MAKING FINDINGS AND GRANTING A  
RENT INCREASE FOR GREEN TREE  
MOBILE ESTATES

(File Number: 0697-20-10065)

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

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

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on May 4, 2018, by Fritz and Betty Neumann, the owners of the Green Tree Mobile Estates (the "Park"). The Park is located at 1301 S. Hale Avenue in Escondido; and

WHEREAS, this is the thirteenth rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by the Rent Review Board Resolution 2016-04R on May 11, 2016, for an increase of 2.822 percent, or approximately \$10.10 per space, per month; and

WHEREAS, at the time of the current application, the average monthly rent per space was \$573.14 for 85 spaces subject to the rent increase. The owner requested a rent increase in the amount of 75 percent of the change in the Consumer Price Index

("CPI") for the period December 31, 2015, through December 31, 2017, in accordance with the Rent Review Board short-form policy guidelines. The application estimated this amount to be an average of \$20.48 (an increase of 3.574 percent) per space, per month; and

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

WHEREAS, on July 11, 2018, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. It noted Health and Safety Code violations in the Park; and

WHEREAS, on August 8, 2018, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of \$20.48 per space, per month, for the 85 spaces receiving rent increases under this application,

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

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines



("Guidelines").

3. That following the Guidelines, an increase based on 75 percent of the change in the Consumer Price Index ("CPI") for San Diego County from December 31, 2015, through December 31, 2017, would amount to an increase of 3.574 percent, which averages \$20.48 per space, per month.

4. That the Board concluded that an increase of \$20.48 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.

5. That the increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection.

6. That the increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

## CITY COUNCIL STAFF REPORT

**Public Hearing Item No. 12**

**August 8, 2018**

**File No. 0875-21**

SUBJECT: Cobblestone Village Resyndication and Rehabilitation

DEPARTMENT: Community Development Department, Housing & Neighborhood Services

RECOMMENDATION:

It is requested that City Council adopt Resolution No 2018-113 authorize the assumption of existing affordable housing loans by Cobblestone Village Apartments, L.P to facilitate a major rehabilitation of Cobblestone Village Apartments ("Cobblestone") located at 360 E. Washington Avenue; and authorize execution of all necessary deeds and agreements in form approved by the City Attorney.

FISCAL ANALYSIS:

There will be no effect on the General Fund. No new affordable housing funds will be added to the project. Cobblestone currently has a residual receipt payment loan from the Low and Moderate Income Housing Set-Aside fund. National CORE has submitted a California Tax Credit Committee (TCAC) 4% tax credit application and bond issue to reinvest over \$5 million in new funds into the project. The assumption of existing affordable housing loans by Cobblestone Village Apartments, L.P. will facilitate a major rehabilitation of Cobblestone Village. Staff and an independent consultant, Keyser Marston and Associates, have reviewed the proforma and scope of work for the project. All necessary deeds and agreements will be approved by the City Attorney's Office.

PREVIOUS ACTION:

On September 13, 2000, the Community Development Commission adopted Resolution No. CDC 2000-05RR authorizing the execution of an Affordable Housing Agreement with Southern California Housing Development Corporation of Orange, and a loan in an amount not to exceed \$2,100,000 from the Low and Moderate-Income Housing Set-Aside Fund for the purchase and rehabilitation of the Project. Approximately \$1,500,000 of the loan proceeds were designated for acquisition of the property; the remaining funds were for rehabilitation.

On January 9, 2002, the Community Development Commission adopted Resolution No. CDC 2002-01R allocating 2001-2002 Set-Aside funds for the rehabilitation phase of the project.

On January 25, 2012, the City Council adopted Resolution No. 2012-16 electing to serve as the Successor Housing Agency of the Community Development Commission.

On December 20, 2017, the City Council adopted Resolution No, 2017-162 approving the issuance of revenue bonds by California Municipal Finance Authority, in an aggregate principal amount not to

exceed \$10,000,000 to finance the acquisition, rehabilitation, improvement and equipping of Cobblestone.

BACKGROUND:

Cobblestone is an existing 44-unit multifamily rental housing project located at 360 E Washington Avenue. The apartments were originally constructed in 1975 and rehabilitated in 2000 as affordable housing by Southern California Housing Development Corporation (now National CORE). The City of Escondido provided an affordable housing loan for purchase and rehabilitation (which focused on the immediate needs of the Project).

While the property is in good-to-fair condition, with a good overall level of preventative maintenance, a 2017 Property Condition Report, by Partner Engineering and Science, Inc., identifies rehabilitation needs in excess of \$2,500,000. Anticipated work includes site and exterior improvements (repair of asphalt pavement and fencing, repainting, and roof replacement), mechanical and electrical system (replacement of PTAC and AC units, replacement of the central water heater), interior elements (flooring and unit appliances), accessibility improvements (van accessible parking), and energy efficiency improvements.

National CORE as the general partner in Escondido Housing Partners LP approached the Housing Division proposing the resyndication of the limited partnership in order to apply for new tax credits and bond funding to fund the rehabilitation of the project. City loan totals \$2,090,635 plus accrued interest will be assumed by the new partnership and subordinated to the new loan. National CORE has requested that the interest rate be changed from 3% to the long term AFR for a new 55-year period. Keyser Marston and Associates has reviewed the proforma which is attached as Attachment 1.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martin*, Director of Comm. Dev.  
8/1/2018 4:11 p.m.

*Karen Youel*, Housing & Neighborhood Svs. Manager  
8/1/2018 4:13 p.m.

ATTACHMENTS:

1. Attachment 1 - Cobblestone Village Proforma
2. Resolution No. 2018-113

TABLE 1

**PROJECT DESCRIPTION**  
**COBBLESTONE VILLAGE**  
**CITY OF ESCONDIDO**

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<b>I. Site Address</b>	360 East Washington Avenue, Escondido		
<b>II. Site Area (1)</b>	2.03 Acres		
<b>III. Gross Building Area (2)</b>			
Net Residential Area	47,520 SF	96%	
Leasing Office	2,160 SF	4%	
Circulation	<u>0</u> SF	<u>0%</u>	
Total Gross Building Area	49,680 SF	100%	
<b>IV. Number of Stories / Type</b>	2 Stories / Type V		
<b>V. Unit Mix</b>			Average
	<u>Number of Units</u>		<u>Unit Size</u>
Three Bedroom	44 Units	100%	1,080 SF
<b>VI. Density</b>	22 Units/Acre		
<b>VII. Affordability Mix</b>			
Units @ 20% of AMI	5 Units	11%	
Units @ 30% of AMI	9 Units	20%	
Units @ 60% of AMI	29 Units	66%	
Manager	<u>1</u> Units	<u>2%</u>	
Total/Average	44 Units	100%	
Average Affordability (excl. Manager unit)	49% of AMI		
<b>VIII. Parking (1)</b>			
Carport Spaces	44 Spaces		
Surface Spaces	<u>48</u> Spaces		
Total Parking Spaes	92 Spaces		2.1 Spaces/Unit

(1) Per Lea & Company appraisal, dated March 8, 2018.

(2) Per Property Condition Report, dated May 19, 2017.

**TABLE 2**

**ESTIMATED DEVELOPMENT COSTS  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

	<u>Totals</u>	<u>Per Unit</u>	<u>Comments</u>
<b>I. Direct Costs (1)(2)</b>			
Off-Site Improvements (3)	\$0	\$0	\$0 Per SF Site
Demolition	\$0	\$0	Allowance
On-Site Improvements	\$0	\$0	\$0 Per SF Site
Relocation (Temporary)	\$40,000	\$909	Allowance
Parking	\$0	\$0	\$0 Per Space
Rehabilitation	\$2,550,977	\$57,977	\$51 Per SF GBA
FF&E	\$0	\$0	Allowance
Contingency	<u>\$255,098</u>	<u>\$5,798</u>	9.8% of Directs
Total Direct Costs	\$2,846,075	\$64,684	\$57 Per SF GBA
<b>II. Indirect Costs</b>			
Architecture & Engineering	\$157,000	\$3,568	5.5% of Directs
Permits & Fees (3)	\$75,000	\$1,705	\$2 Per SF GBA
Legal & Accounting	\$165,000	\$3,750	5.8% of Directs
Taxes & Insurance	\$11,064	\$251	0.4% of Directs
Developer Fee	\$1,244,150	\$28,276	43.7% of Directs
Marketing/Lease-Up	\$0	\$0	Allowance
Contingency	<u>\$75,000</u>	<u>\$1,705</u>	4.5% of Indirects
Total Indirect Costs	\$1,727,214	\$39,255	60.7% of Directs
<b>III. Financing Costs</b>			
Loan Fees	\$302,950	\$6,885	10.6% of Directs
Interest During Construction	\$50,000	\$1,136	1.8% of Directs
Accrued Interest on Soft Debt	\$247,511	\$5,625	8.7% of Directs
Title/Recording/Escrow Costs	\$75,000	\$1,705	2.6% of Directs
TCAC/Syndication Fees	\$29,074	\$661	1.0% of Directs
Operating Lease-Up/Reserves	<u>\$117,000</u>	<u>\$2,659</u>	4.1% of Directs
Total Financing Costs	\$821,535	\$18,671	28.9% of Directs
<b>IV. Total Costs - Excl. Acquisition (Rounded)</b>			
	<b>\$5,394,000</b>	<b>\$122,591</b>	<b>\$109 Per SF GBA</b>
<b>V. Acquisition Costs (4)</b>			
Land Acquisition	\$1,470,000	\$33,409	\$17 Per SF Site
Improvements	<u>\$4,610,000</u>	<u>\$104,773</u>	\$93 Per SF GBA
Total Acquisition Costs	\$6,080,000	\$138,182	\$122 Per SF GBA
<b>VI. Total Costs - Incl. Acquisition (Rounded)</b>			
	<b>\$11,474,000</b>	<b>\$260,773</b>	<b>\$231 Per SF GBA</b>

(1) Does not assume payment of prevailing wages.

(2) Includes pro rata share of general conditions and contractor fee.

(3) Estimate; not verified by KMA or City.

(4) Per Lea & Company appraisal, dated March 8, 2018.

**TABLE 3**

**NET OPERATING INCOME  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

	<b># of Units</b>	<b>\$/Month</b>	<b>Total Annual</b>
<b>I. Gross Scheduled Income</b>			
Three Bedroom @ 20% AMI	5	\$368 (1)	\$22,080
Three Bedroom @ 30% AMI	9	\$515 (1)	\$55,620
Three Bedroom @ 60% AMI	29	\$1,170 (2)	\$407,160
Three Bedroom @ Manager	1	\$1,170	\$14,040
<hr/>			
Total/Average	44	\$945	\$498,900
<hr/>			
Add: Other Income		\$28 /Unit/Month	<u>\$14,832</u>
Total Gross Scheduled Income (GSI)			\$513,732
<b>II. Effective Gross Income (EGI)</b>			
(Less) Vacancy		4.7% of GSI	<u>(\$24,243)</u>
Total Effective Gross Income (EGI)			\$489,489
<b>III. Operating Expenses</b>			
(Less) Operating Expenses		\$6,973 /Unit/Year	(\$306,827)
(Less) Tenant Services		\$165 /Unit/Year	(\$7,248)
(Less) Property Taxes/Assessments (3)		\$111 /Unit/Year	(\$4,903)
(Less) Replacement Reserves		\$300 /Unit/Year	(\$13,200)
(Less) MHP Fee		\$128 /Unit/Year	(\$5,650)
(Less) Monitoring Fee		<u>\$0</u> /Unit/Year	<u>\$0</u>
Total Expenses		\$7,678 /Unit/Year 69.0% of EGI	(\$337,828)
<b>IV. Net Operating Income</b>			<b>\$151,661</b>

- (1) Reflects net 2017 MHP rents less \$57 monthly utility allowance.  
 (2) Rents are in compliance with 2018 California Redevelopment Law.  
 (3) Assumes that the project will receive tax-exempt status.

**TABLE 4**

**FINANCING DEFICIT  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

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<b>I. Sources of Funds</b>	<b><u>Total</u></b>	<b><u>Per Unit</u></b>
Supportable Permanent Loan (1)	\$2,160,000	\$49,000
Tax Credit Equity Investment (2)	\$3,368,000	\$77,000
Deferred Developer Fee (3)	\$412,000	\$9,000
Accrued Interest on Soft Debt	<u>\$247,000</u>	<u>\$6,000</u>
<b>Total Sources of Funds</b>	<b>\$6,187,000</b>	<b>\$141,000</b>
<b>II. (Less) Development Costs - Excl. Acquisition Costs</b>	<b><u>(\$5,394,000)</u></b>	<b><u>(\$123,000)</u></b>
<b>III. Net Sales Proceeds</b>	<b><u>\$793,000</u></b>	<b><u>\$18,000</u></b>
<b>IV. (Less) Acquisition Costs</b>	<b><u>(\$6,080,000)</u></b>	<b><u>(\$138,000)</u></b>
<b>V. Financing Deficit</b>	<b><u>(\$5,287,000)</u></b>	<b><u>(\$120,000)</u></b>
<hr/>		
<b>VI. Proposed Sources of Funds</b>		
New Seller Note	\$251,000	\$6,000
Existing City of Escondido Loan	\$3,172,000	\$72,000
Existing MHP HCD Loan	<u>\$1,864,000</u>	<u>\$42,000</u>
<b>Total Sources of Funds</b>	<b><u>\$5,287,000</u></b>	<b><u>\$120,000</u></b>
<hr/>		
<b>VII. Proposed Use of Net Sales Proceeds</b>		
Net Sales Proceeds Available for Distribution	\$793,000	\$18,000
(Less) Pay Off Existing First Trust Deed	(\$793,000)	(\$18,000)
(Less) Cash Proceeds to Seller at Resyndication	<u>\$0</u>	<u>\$0</u>
<b>Remaining Balance</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

**TABLE 4 (CONT'D.)****FINANCING DEFICIT  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

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**(1) Supportable Permanent Loan**

NOI		\$151,661
Interest Rate		5.00%
Term (years)		35
Debt Coverage Ratio		1.16
Annual Debt Service		\$130,815
Supportable Permanent Loan		\$2,159,999

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**(2) Low Income Housing Tax Credits (Federal)**Estimate of Eligible Basis:

Total Development Costs		\$11,474,000
(Less) Subtotal Ineligible Costs	17%	<u>(\$1,935,520)</u>
Eligible Basis		\$9,538,480
Acquisition Basis	56%	\$5,301,500
Rehabilitation Basis	<u>44%</u>	<u>\$4,236,980</u>
Total Eligible Basis	100%	\$9,538,480

Tax Credit Proceeds:

Maximum Eligible Basis		\$9,538,480
Acquisition Basis/Applicable Factor	100%	\$5,301,500
Impacted Bonus Factor (Rehabilitation Basis)	130%	<u>\$5,508,074</u>
Total Credit Qualified Basis		\$10,809,574
Adjusted Qualified Basis	100%	\$10,809,574
Tax Credit Rate	3.28%	\$354,554
Total Tax Credits @	10	\$3,545,540
Limited Partner Share	99.99%	\$3,545,186
Present Market Value @	95.0%	\$3,367,926

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**(3) Estimate of Deferred Developer Overhead Fee**

Eligible Basis		\$9,538,480
(Less) Developer Fee		<u>(\$1,244,150)</u>
Unadjusted Eligible Basis		\$8,294,330
Total Developer Overhead Fee	15.0%	\$1,244,150
Developer Overhead Fee		\$1,244,150
Total Deferred Developer Overhead Fee	33.1%	\$412,175



TABLE 5

**CASH FLOW PROJECTION  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
<b>I. Gross Scheduled Income (GSI)</b>	2.5%	\$498,900	\$511,373	\$524,157	\$537,261	\$550,692	\$564,460	\$578,571	\$593,035
Other Income	2.5%	\$14,832	\$15,203	\$15,583	\$15,972	\$16,372	\$16,781	\$17,201	\$17,631
(Less) Vacancy	4.7%	<u>(\$24,243)</u>	<u>(\$24,833)</u>	<u>(\$25,454)</u>	<u>(\$26,090)</u>	<u>(\$26,742)</u>	<u>(\$27,411)</u>	<u>(\$28,096)</u>	<u>(\$28,798)</u>
<b>II. Effective Gross Income (EGI)</b>		\$489,489	\$501,742	\$514,286	\$527,143	\$540,322	\$553,830	\$567,676	\$581,867
(Less) Operating Expenses		<u>(\$337,828)</u>	<u>(\$347,899)</u>	<u>(\$359,717)</u>	<u>(\$371,940)</u>	<u>(\$384,582)</u>	<u>(\$397,658)</u>	<u>(\$411,182)</u>	<u>(\$425,170)</u>
<b>III. Net Operating Income (NOI)</b>		\$151,661	\$153,843	\$154,569	\$155,203	\$155,740	\$156,172	\$156,494	\$156,697
(Less) Debt Service - Permanent Loan		<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>
(Less) Issuer Fee		<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>
<b>IV. Project Cash Flow</b>		\$19,766	\$21,948	\$22,674	\$23,308	\$23,845	\$24,277	\$24,599	\$24,802
<b>V. Asset Management Fees</b>									
(Less) Limited Partner Asset Mgmt. Fee	3.0%	<u>(\$6,500)</u>	<u>(\$6,695)</u>	<u>(\$6,896)</u>	<u>(\$7,103)</u>	<u>(\$7,316)</u>	<u>(\$7,535)</u>	<u>(\$7,761)</u>	<u>(\$7,994)</u>
(Less) General Partner Asset Mgmt. Fee	3.0%	<u>(\$7,500)</u>	<u>(\$7,725)</u>	<u>(\$7,957)</u>	<u>(\$8,195)</u>	<u>(\$8,441)</u>	<u>(\$8,695)</u>	<u>(\$8,955)</u>	<u>(\$9,224)</u>
Total		<u>(\$14,000)</u>	<u>(\$14,420)</u>	<u>(\$14,853)</u>	<u>(\$15,298)</u>	<u>(\$15,757)</u>	<u>(\$16,230)</u>	<u>(\$16,717)</u>	<u>(\$17,218)</u>
<b>VI. Net Cash Flow</b>		\$5,766	\$7,528	\$7,821	\$8,010	\$8,088	\$8,047	\$7,882	\$7,584
<b>VII. Developer Fee Repayment</b>									
Beginning Balance		<u>\$412,175</u>	\$406,409	\$398,881	\$391,059	\$383,049	\$374,961	\$366,915	\$359,033
Interest	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Less) Cash Flow Credit		<u>(\$5,766)</u>	<u>(\$7,528)</u>	<u>(\$7,821)</u>	<u>(\$8,010)</u>	<u>(\$8,088)</u>	<u>(\$8,047)</u>	<u>(\$7,882)</u>	<u>(\$7,584)</u>
Ending Balance		\$406,409	\$398,881	\$391,059	\$383,049	\$374,961	\$366,915	\$359,033	\$351,449
<b>VIII. Cash Flow Available for Distribution</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TABLE 5

**CASH FLOW PROJECTION  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

		<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>
<b>I. Gross Scheduled Income (GSI)</b>	2.5%	\$607,861	\$623,058	\$638,634	\$654,600	\$670,965	\$687,739	\$704,933
Other Income	2.5%	\$18,071	\$18,523	\$18,986	\$19,461	\$19,947	\$20,446	\$20,957
(Less) Vacancy	4.7%	<u>(\$29,518)</u>	<u>(\$30,256)</u>	<u>(\$31,013)</u>	<u>(\$31,788)</u>	<u>(\$32,583)</u>	<u>(\$33,397)</u>	<u>(\$34,232)</u>
<b>II. Effective Gross Income (EGI)</b>		\$596,414	\$611,324	\$626,608	\$642,273	\$658,330	\$674,788	\$691,658
(Less) Operating Expenses		<u>(\$439,638)</u>	<u>(\$454,603)</u>	<u>(\$470,081)</u>	<u>(\$486,090)</u>	<u>(\$502,649)</u>	<u>(\$519,777)</u>	<u>(\$537,493)</u>
<b>III. Net Operating Income (NOI)</b>		\$156,776	\$156,721	\$156,527	\$156,183	\$155,681	\$155,011	\$154,165
(Less) Debt Service - Permanent Loan		<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>	<u>(\$130,815)</u>
(Less) Issuer Fee		<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>	<u>(\$1,080)</u>
<b>IV. Project Cash Flow</b>		\$24,881	\$24,826	\$24,632	\$24,288	\$23,786	\$23,116	\$22,270
<b>V. Asset Management Fees</b>								
(Less) Limited Partner Asset Mgmt. Fee	3.0%	<u>(\$8,234)</u>	<u>(\$8,481)</u>	<u>(\$8,735)</u>	<u>(\$8,998)</u>	<u>(\$9,267)</u>	<u>(\$9,545)</u>	<u>(\$9,832)</u>
(Less) General Partner Asset Mgmt. Fee	3.0%	<u>(\$9,501)</u>	<u>(\$9,786)</u>	<u>(\$10,079)</u>	<u>(\$10,382)</u>	<u>(\$10,693)</u>	<u>(\$11,014)</u>	<u>(\$11,344)</u>
Total		<u>(\$17,735)</u>	<u>(\$18,267)</u>	<u>(\$18,815)</u>	<u>(\$19,379)</u>	<u>(\$19,961)</u>	<u>(\$20,559)</u>	<u>(\$21,176)</u>
<b>VI. Net Cash Flow</b>		\$7,146	\$6,560	\$5,817	\$4,908	\$3,825	\$2,556	\$1,093
<b>VII. Developer Fee Repayment</b>								
Beginning Balance		\$351,449	\$344,302	\$337,743	\$331,926	\$327,017	\$323,192	\$320,636
Interest	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Less) Cash Flow Credit		<u>(\$7,146)</u>	<u>(\$6,560)</u>	<u>(\$5,817)</u>	<u>(\$4,908)</u>	<u>(\$3,825)</u>	<u>(\$2,556)</u>	<u>(\$1,093)</u>
Ending Balance		\$344,302	\$337,743	\$331,926	\$327,017	\$323,192	\$320,636	\$319,543
<b>VIII. Cash Flow Available for Distribution</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0

**TABLE 6**

**DISTRIBUTION OF CASH FLOW AFTER  
REPAYMENT OF DEFERRED FEE  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
<b>I. Cash Flow Available for Distribution</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>II. Cash Flow Allocated to Pay Down Notes (1)</b>	97%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>III. Seller Note Repayment</b>									
Beginning Balance		\$251,152	\$258,687	\$266,447	\$274,441	\$282,674	\$291,154	\$299,889	\$308,885
Interest	3.0%	\$7,535	\$7,761	\$7,993	\$8,233	\$8,480	\$8,735	\$8,997	\$9,267
(Less) Cash Flow Credit	50.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$258,687	\$266,447	\$274,441	\$282,674	\$291,154	\$299,889	\$308,885	\$318,152
<b>IV. City of Escondido Loan</b>									
Beginning Balance		\$3,172,494	\$3,266,083	\$3,359,671	\$3,453,260	\$3,546,848	\$3,640,437	\$3,734,025	\$3,827,614
Interest (2)	2.95%	\$93,589	\$93,589	\$93,589	\$93,589	\$93,589	\$93,589	\$93,589	\$93,589
(Less) Cash Flow Credit	34.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$3,266,083	\$3,359,671	\$3,453,260	\$3,546,848	\$3,640,437	\$3,734,025	\$3,827,614	\$3,921,203
<b>V. MHP HCD Loan</b>									
Beginning Balance		\$1,863,562	\$1,919,469	\$1,975,376	\$2,031,283	\$2,087,189	\$2,143,096	\$2,199,003	\$2,254,910
Interest	3.0%	\$55,907	\$55,907	\$55,907	\$55,907	\$55,907	\$55,907	\$55,907	\$55,907
(Less) Cash Flow Credit	16.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$1,919,469	\$1,975,376	\$2,031,283	\$2,087,189	\$2,143,096	\$2,199,003	\$2,254,910	\$2,310,817

(1) Tax credit investor receives 3% of cash flow.  
(2) Reflects long-term Applicable Federal Rate (August 2018), per Internal Revenue Service.

**TABLE 6**

**DISTRIBUTION OF CASH FLOW AFTER  
REPAYMENT OF DEFERRED FEE  
COBBLESTONE VILLAGE  
CITY OF ESCONDIDO**

		<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>
<b>I. Cash Flow Available for Distribution</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>II. Cash Flow Allocated to Pay Down Notes (1)</b>	97%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>III. Seller Note Repayment</b>								
Beginning Balance		\$318,152	\$327,696	\$337,527	\$347,653	\$358,083	\$368,825	\$379,890
Interest	3.0%	\$9,545	\$9,831	\$10,126	\$10,430	\$10,742	\$11,065	\$11,397
(Less) Cash Flow Credit	50.0%	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Ending Balance		\$327,696	\$337,527	\$347,653	\$358,083	\$368,825	\$379,890	\$391,287
<b>IV. City of Escondido Loan</b>								
Beginning Balance		\$3,921,203	\$4,014,791	\$4,108,380	\$4,201,968	\$4,295,557	\$4,389,145	\$4,482,734
Interest (2)	2.95%	\$93,589	\$93,589	\$93,589	\$93,589	\$93,589	\$93,589	\$93,589
(Less) Cash Flow Credit	34.0%	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Ending Balance		\$4,014,791	\$4,108,380	\$4,201,968	\$4,295,557	\$4,389,145	\$4,482,734	\$4,576,323
<b>V. MHP HCD Loan</b>								
Beginning Balance		\$2,310,817	\$2,366,724	\$2,422,631	\$2,478,537	\$2,534,444	\$2,590,351	\$2,646,258
Interest	3.0%	\$55,907	\$55,907	\$55,907	\$55,907	\$55,907	\$55,907	\$55,907
(Less) Cash Flow Credit	16.0%	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Ending Balance		\$2,366,724	\$2,422,631	\$2,478,537	\$2,534,444	\$2,590,351	\$2,646,258	\$2,702,165

(1) Tax credit investor receives 3% of cash flow.  
(2) Reflects long-term Applicable Federal Rate (August 2018), per Internal Revenue Service.

RESOLUTION NO. 2018-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING ESCONDIDO HOUSING PARTNERS LP TO RESYNDICATE AND ALLOW THE NEW SYNDICATE TO ASSUME CURRENT AFFORDABLE HOUSING LOANS FOR COBBLESTONE VILLAGE APARTMENTS, LOCATED AT 360 EAST WASHINGTON AVENUE; AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, ALL NECESSARY AGREEMENTS, LOAN DOCUMENTS AND GRANT DEEDS

(File No.: 0875-21)

WHEREAS, on May 7, 1997, the Community Development Commission of the City of Escondido of the City of Escondido (“CDC”) approved a \$2,100,000 loan from the Low and Moderate Income Housing Set-Aside Fund (“Set-Aside”) to Escondido Housing Partners LP for the purchase of real property located at 360 East Washington Avenue; and

WHEREAS, Escondido Housing Partners LP requests that the City allow the limited partnership to resyndicate in order to apply for new tax credit funds for the rehabilitation of 360 East Washington Avenue; and

WHEREAS, the City desires at this time, and deems it to be in the best public interest to allow for the new limited partnership to assume the debt of the old limited partnership, and to authorize the execution of all agreements, loan documents and grant deeds necessary for the provision of affordable housing in exchange for extended affordability restrictions.

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

1. That the above recitations are true.
2. That the City Council approves the resyndication the limited partnership owning 360 East Washington Avenue and modification and assumption of existing affordable housing loans by the new partnership.
3. That the Mayor and City Clerk are hereby authorized to execute, on behalf of the City, in a form approved by the City Attorney, any agreements and loan documents necessary to provide such funds and property for the development of affordable housing.



## FUTURE CITY COUNCIL AGENDA ITEMS

**Updated August 1, 2018**

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

**August 15, 2018**  
**4:30 p.m.**

<b>PRESENTATION</b>	
	<b>SANDAG Update</b>
<b>CONSENT CALENDAR</b>	
	<p><b>Repeal Escondido Municipal Code Chapter 19, Article 2, Board of Review, and Amend City Personnel Rules and Regulations Rule 28, Administrative Review, and Appeal to Board of Review</b> (S. Bennett)</p> <p><i>The City and its labor groups have come to an agreement to replace the Personnel Board of Review as part of the employees' due process disciplinary steps and have those duties conducted by an Administrative Law Judge.</i></p>
	<p><b>City Holiday Closure Schedule for Year 2019</b> (S. Bennett)</p> <p><i>In compliance with the City of Escondido's various Memorandum of Understandings, each year the City Council is required to adopt a resolution which establishes the holiday closure schedule for the following year. The purpose of the August 15, 2018 meeting is to establish the holiday closure schedule for the year 2019.</i></p>
	<p><b>Consulting Agreement with Esgil, LLC for the Continuation of Building Plan Check and Inspections Services, and Related Budget Adjustment</b> (B. Martin)</p> <p><i>The City has successfully contracted with Esgil for building plan check services for over 25 years. These services are funded by building permit applicants and have no impact to the General Fund. Past contract amounts were always within City Manager signature thresholds, including the last contract for \$50,000 in 2013. Increased numbers of permit applications combined with the elimination of a plan checker position several years ago now require a contractual amount that exceeds \$100,000 thus requiring City Council approval.</i></p>
	<p><b>2018 West Foundation Canine Grant and Budget Adjustment</b> (C. Carter)</p> <p><i>The Escondido Police Department received a \$50,000 Canine Grant from the West Foundation through the Escondido Police Foundation. Grant funds will be used to purchase two police canines and canine equipment. Funds will also cover costs associated with police canine handler training.</i></p>

**August 15, 2018**  
**Continued**

**CONSENT CALENDAR Continued**

**First Amendment to Consulting Agreement with Templeton Financial Services, Inc., and Receive and File Second Quarter 2018 Investment Report**  
(D. Shultz)

*The City Council adopted Resolution No. 2017-79 on July 12, 2017, approving the current agreement for investment management services. The agreement was a pilot program to test the premise that using an external investment manager could increase the City's investment returns. The pilot program was a success but the current contract is expiring in August. This contract extension gives the City time to issue a request for proposal to award a longer term contract.*

**PUBLIC HEARINGS**

**Residential Project at 661 Bear Valley Parkway (SUB 15-0002, PHG 15-0004, ENV 15-0001)**  
(B. Martin)

*The project is a request for a 55-lot subdivision with net residential lot sizes ranging from 10,005 SF to 24,557 SF. Since lots have been reduced below the 20,000 SF requirement for the E2 land use designation of the General Plan, a rezone from RE-20 to PD-R is necessary, as well as approval of a Master Development Plan. Approval of a Precise Development Plan will be sought at a later date. The request also includes a Tentative Subdivision Map, Grading Exemptions, a Specific Alignment Plan, and a Development Agreement. The Specific Alignment Plan includes road improvements along the development site frontage as well as in off-site areas of Bear Valley Parkway between Ranchito/Sunset Drive and Chova Canyon Road. A Final EIR was prepared for the project.*

**Amendments to the Zoning Code, Downtown Specific Plan, and Approval of a Conditional Use Permit**  
(B. Martin)

*The request is to modify Article 1 (Definitions) of the Escondido Zoning Code to define drive-through establishments and amend the Downtown Specific Plan to allow drive-through restaurants within the Center City Urban (CCU) and Gateway Transit Districts, which currently prohibits this type of use, subject to a Conditional Use Permit (CUP). A CUP has been requested to establish a Starbucks drive-through establishment as a drive-through restaurant at 350 W. Valley Parkway.*

**CURRENT BUSINESS**

**FUTURE AGENDA ITEMS (D. Halverson)**



**August 22, 2018**  
**4:30 p.m.**

**CONSENT CALENDAR**

**Bid Award for CityWorks PLL Project Development and Implementation**

(R. Van De Hey)

*The CityWorks PLL Project is a four-part project that includes the conversion from TrakIt to the implementation, configuration, and data conversion to CityWorks PLL, the implementation of the Timmons Group Public Facing Portal compatible with CityWorks PLL, the purchase of Hyland On Base software licensing, and the implementation of On Base which will allow for plan review and document management for CityWorks PLL. Once complete, the CityWorks PLL Project will allow the City of Escondido to better manage projects, mapping, permits, inspections, fee collections, and a wide variety of other activities related to permitting, planning, and engineering review. Detailed workflows are designed within to create workplace efficiencies as well as track the project's process from application to completion.*

**Resolution Establishing the Property Tax Rate and Fixed Charge Assessments for Bonded Indebtedness for Fiscal Year 2018-19**

(S. Bennett)

*Each year, a property tax rate is established to generate an amount of revenue from the property tax base that is sufficient to pay the General Obligation Bond debt service (principal and interest) for the current tax year.*

**PUBLIC HEARINGS**

**Short-Form Rent Review Board Hearing for Casa Grande Estates**

(B. Martin)

*The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a 24-month period of consideration from December 31, 2015 to December 31, 2017. Seventy-five percent of the change in the Consumer Price Index for the period of 3.574 percent. The average space rent for the 96 spaces subject to rent control is \$590.32. The average requested increase per space is approximately \$20.10.*

**Commitment of HOME CHDO Funds and Approval and Authorization for Release of Request for Proposals for Affordable Housing Purposes**

(B. Martin)

*The City has approximately \$236,220 of HOME CHDO and \$915,000 of non-CHDO HOME funds that must be used for affordable housing purposes. 2016 HOME CHDO funds must be fully committed through September 30, 2018. Final recommendations for the award of non-CHDO funds will be brought to Council for award in November 2018.*

**CURRENT BUSINESS**

**FUTURE AGENDA ITEMS (D. Halverson)**

# Weekly Activity Report



August 2, 2018

## FEATURED THIS WEEK

### Grand Avenue Landscaping in Motion

Landscaping on Grand Avenue has commenced! The crews will install up to two medians per day and should be wrapped up by the end of next week.



### Escondido Shines in Top Regional Publication

Visit Escondido has a great marketing relationship with Southern California Media Group. Part of the City's coverage includes placement in the annual Where Guestbook San Diego. This is a gorgeous, award-winning, hard-cover piece that is placed exclusively in 17,000+ upscale hotel rooms and reaches over 2 million hotel guests staying in San Diego's top properties each year.



## A SPECIAL REPORT FROM CHIEF VOGT

### The Escondido Fire Department will soon have two new ambulances on the road!

The Fire Department provides paramedic ambulance service using a fleet of five front line and four reserve ambulances. Normally, the expected lifespan of an ambulance is about seven years. Last year, it was determined that two of our ambulances that were built in 2010 needed to be replaced due to excessive engine hours, mileage and repair downtime. Both of the ambulances that will be replaced have over 150,000 miles.



Purchasing a new ambulance is quite a process. Each one is designed and built to the needs of the agency. Our ambulances need to be durable, provide adequate supply and equipment storage, provide the room for our paramedics to work, be comfortable for our patients, and be cost efficient. In 2017, a team of personnel from Fleet Services and the Fire Department determined the specifications and design for the new ambulances and selected a vendor using Cooperative Purchase Contract. The cost for the two new ambulances totaled \$358,161. The City Council provided funding for these two ambulances when it approved the current budget which included the approval of the "Vehicle Replacement Fund."

Medix Ambulance, located in Elkhart Indiana, began construction of our ambulances in early 2018. Our new ambulances begin with a diesel engine Ford F 450 cab and chassis. Diesel engines were selected due to their reliability and fuel mileage. Also, diesel fuel is available at the fire stations in addition to the Public Works fuel pumps.

Medix designed and fabricated the patient care compartment which is attached to the chassis. There are hundreds of feet of wires and cables for the electronics, lights and other equipment.



At about the mid-point of construction, Department personnel traveled to the factory to inspect the progress and ensure the manufacturing quality and to confirm that the design has been followed. They returned to the factory for final inspection when the ambulances were complete.



The new ambulances are custom painted with our Department logo and labeling design. Several years ago the Fire Department changed the color of its fire engines, fire trucks and ambulances from white to red. As new vehicles are purchased, they are painted with the new color. Our older vehicles (mostly reserve) are still white.



The ambulances were shipped to a dealership in California for some final touches and then delivered to Escondido in July, 2018. Our Fleet Services mechanics installed radios, mobile data computers and other electronics. The Fire Department is conducting training and orientation with the new ambulances over the next few days.

The new ambulances will be assigned to Station 2 (Midway) and Station 7 (Ash). The ambulances will be stocked with medical supplies, oxygen, and equipment so they will be ready for patients by the end of next week!

## COMMUNITY DEVELOPMENT

### Major Projects Update

The following major projects are being reviewed and coordinated by Planning, Engineering, Fire, Building and Utilities. The list of projects below encompasses recent project updates and/or milestones from last week.

### Commercial / Office:

1. Escondido Research and Technology Center (ERTC) – West (Developer: James McCann) 2181 Citracado Parkway – A plan for a new two-story, 57,000 SF, 52-bed Palomar Rehabilitation Institute was submitted as a Plot Plan on July 31, 2017. The Plot Plan approval letter was issued on February 7, 2018. A second grading plan check was submitted by the applicant on April 16, 2018, and the grading permit is ready to be issued once bonds are posted and fees paid. The Building Division provided the applicant a fee calculation for the development impact fees on July 11, 2018.
2. Talk of the Town Gas Station/Convenience Store (Developer: Munthar Ghazal) 400 Brotherton Road – A proposed CUP modification to add a gas station next to the carwash and use part of the vacant restaurant building for a related convenience store was submitted on March 7, 2018. The applicant submitted revised plans on May 24, 2018, and has had a follow-up meeting with Fire. Comments were sent back to the applicant on June 22, 2018. The applicant recently notified staff they were considering alternative uses for the commercial building and would be back in touch.
3. Ritz Theater “The Grand” (Developer: New Venture Church) 301, 309 E. Grand Avenue – A proposed CUP to renovate the existing Ritz Theater and adjacent commercial building to provide for a variety of assembly uses including performing arts and religious services. A café, offices and classroom studios are also included. The application was submitted on May 17, 2018. The applicant submitted revised plans on July 3, 2018. The Historic Preservation Commission considered historic-related design issues on July 19, 2018, and provided direction to the applicant. Planning provided comments from all departments to the applicant on July 31, 2018. Preparation of the environmental documents is underway.
4. Felicita Development, LLC (Developer: Katherine Park, Creative Design Associates) –This project proposal started over a year ago as a 140-unit hotel, and a gas station with an office/residential care facility at the southeast corner of Felicita Rd. and Gamble Lane. The applicant met with the wildlife agencies to discuss project impacts and then halted processing. It now appears the property has changed ownership and a revised site design

with two hotels and a medical building is expected to be submitted soon to restart processing. It is anticipated additional technical analysis and coordination will be needed to address traffic, biology, water and sewer service, geotechnical and storm water concerns, along with a market study for the proposed uses.

5. Blue Night Banquet Hall (Developer: Trevino Architects) 130 E. Lincoln – A proposed CUP modification to add a 4,800 SF Zumba/Yoga building in the existing parking lot and enter into a joint-use agreement with an adjacent property for parking. The application was submitted on May 15, 2018. Planning sent comments to the applicant on June 28, 2018, indicating the storm water management requirements and fire access and hydrant locations were missing from the application. Planning staff met with the applicant on August 1, 2018, to discuss parking issues.

### **Industrial**

1. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) 2319 Cranston Dr. – The applicant has not recorded a final map; and the original building plan check expired after 18 months (including extension). Updated plans were resubmitted into plan check on July 24, 2018.

### **City Projects**

1. Micro-Filtration Reverse Osmosis (Developer: City of Escondido Utilities Department) SE corner Ash/Washington – The City Council approved a contractual agreement with Black and Veatch for design-build engineering services on April 4, 2018. The design-build engineer will complete final design and help select and manage a design-build contractor for construction of the project. A project design kick-off meeting occurred on June 13, 2018.
2. Lake Wohlford Replacement Dam (Developer: City of Escondido Utilities Department) – A Draft EIR was prepared and issued for a 45-day public review period that began on October 4, 2016 and closed on November 17, 2016. A field visit with staff from the state and federal wildlife agencies took place on May 11, 2017, to review biological mitigation requirements including an agency request for full mitigation for emergent vegetation at the eastern end of the lake that came into existence since the lake level was reduced for safety reasons. Staff sent a follow-up letter to the wildlife agencies on June 29, 2017, seeking clarification on the proposed biological mitigation requirements. Additional information is being compiled by the City's biological consultants based on recent conversations with the agencies.

### **Institutional**

1. Escondido Assisted Living (Developer: Tigg Mitchell, Mitchell Group) 1802 N. Centre City Parkway – This CUP application for a 71,300 SF three-story, assisted living and memory care facility with 90 total units was submitted on October 31, 2017. The City Council authorized review of a General Plan Amendment request on March 21, 2018, which was necessary to review the request to allow a third floor for the building. The applicant has been actively engaged with Fire, Engineering and Planning staff and has provided several revisions intended to address identified issues with the most recent project revision received on June 25, 2018. SB 18 consultation with a local Native American band occurred on July 24, 2018. Draft environmental documents are expected to be submitted this week.



## **Residential**

1. Wohlford Subdivision (Developer: Jack Henthorne) 55 lots at 661 Bear Valley Pkwy. – The Planning Commission voted 6-0 to recommend approval of the project on June 26, 2018. A City Council hearing has tentatively been scheduled for August 15, 2018.
2. Safari Highlands Ranch (SHR) (Developer: Jeb Hall, Concordia Homes) 550 lots east of Rancho San Pasqual – A Notice of Availability for the Draft EIR was issued on October 16, 2017 for public review and comment. The comment period ended on January 2, 2018. Staff transmitted all the comment letters and emails to the Draft EIR consultant for review and to prepare a response to each comment. The Draft EIR and appendices have been posted on the City's website at the following link:

<https://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>

It is expected the responses to comments will generate related revisions to the project design. The applicant's engineer is currently working to incorporate those revisions into the proposed tentative map.

3. 18 lots at 701 San Pasqual Valley Rd (Developer: Bob Stewart) – Staff comments on the revised tentative map were issued the last week of July 2017. Staff is currently reviewing revised plans submitted by the applicant on April 5, 2018. Planning staff met with the applicant on June 27, 2018 to discuss remaining issues. The applicant met with the Fire Department the following week. The applicant resubmitted a revised pdf version of the plans that was given a courtesy review by staff.
4. The Villages at Escondido Country Club (Developer: Jason Han, New Urban West, Inc.) 380 residences – The City Council voted 3-2 to approve the project on November 15, 2017. A lawsuit challenging the project approval was filed in Superior Court on behalf of the Escondido Country Club Homeowners (ECCHO) on December 15, 2017. The City has agreed to review construction plans for the project while the lawsuit is pending, but not issue any construction permits. The applicant submitted rough grading plans, drainage improvement plans and utility relocation plans for all three villages on May 7, 2018. Engineering plan check comments were issued on June 5, 2018. Planning comments also were issued the second week of June. Landscape plans were submitted on June 5, 2018. The applicant submitted the final map, revised grading plans and other improvement plans on July 9, 2018. Comments on the revised plans will be sent out by August 7; and comments on the new plan submittals will be sent out the following week.

The approved tentative subdivision map, Final EIR and appendices, Specific Plan and other related information can be accessed on the City's website at the following link:

<https://www.escondido.org/ecc.aspx>

5. North Avenue Estates (Developer: Casey Johnson) 34 lots at North Ave./Conway Dr. –The City Council approved the project on January 10, 2018. The LAFCO application for annexation was submitted to LAFCO on February 20, 2018. LAFCO has prepared and distributed a draft staff report, and the County Department of Environmental Health is reviewing the submitted geotechnical data per LAFCO request. Final engineering plans were



submitted on May 24, 2018. Comments were returned to the applicant on July 5, 2018. The Engineering Division is coordinating a meeting with the applicant to discuss comments on the grading plan.

6. Aspire (106 condo units on Municipal Lot 1) (Developer: Addison Garza, Touchstone Communities) – The proposal consists of a six-story mixed-use development across from City Hall on Parking Lot 1. The project was initially submitted for entitlement processing on June 23, 2017. Subsequent meetings with the applicant and staff have been on-going, and the most recent resubmittal of the project plans was received on May 10, 2018. Fire is awaiting confirmation that Maple Street will support the weight of their apparatus. A Traffic Impact Analysis has been provided and Planning is awaiting submittal of the rest of the environmental documentation for review.
7. The Ivy (95 condo units at 343 E. 2nd) (Developer: Addison Garza, Touchstone Communities) - The condo project was initially submitted for entitlement processing on June 23, 2017. Subsequent meetings with the applicant and staff have been on-going, and the most recent resubmittal of the project plans was received on May 10, 2018. The applicant has proposed changing circulation through the adjacent alley to one-way southbound; and a field demonstration of fire truck turning radii at the site occurred on May 2, 2018. Fire has now indicated they support the project design. An environmental initial study and Draft Mitigated Negative Declaration (MND) were submitted for review on June 11, 2018. Comments on the MND were sent to the applicant and consultant on July 30, 2018.
8. Grand Avenue Apartments (Developer: Norm LaCaze, Escondido Venture 99, LLC) 15 apt. units at 1316 E. Grand Ave. – A planned development application proposing 15 multi-family units in one three-story building on a vacant 0.51-acre lot was submitted for entitlement processing on September 22, 2017. Several follow-up meetings with staff were held to discuss the outstanding issues regarding the project design and revised plans were submitted in early April. Planning Fire, Engineering and Utilities comments on the revised plans were sent to the applicant on April 25, 2018. Planning and Engineering met with the applicant on May 31, 2018 to discuss the comments. Utilities met with the applicant on June 12, 2018, and resolved that no new hydrants or water main extensions will be required on the site, but there may be a need to upsize an existing hydrant to meet fire flow standards.
9. Quince Street Senior Housing (Developer: Matt Jumper, 220 Quince, L.P.) 145 apartment units at 220 N. Quince St.– The five-story affordable senior housing apartment project was submitted on November 21, 2017. Four meetings with the applicant team and multiple city departments have occurred since the project submittal to discuss project design issues, with the most recent meeting occurring on July 12, 2018. Utilities conducted a fire flow test at the site on June 26, 2018. Fire and Utilities have provided comments on latest site constraints exhibit that was received on July 23, 2018.
10. Sager Ranch/Daley Ranch Resort Specific Plan (Developer: J. Whalen Associates, Inc., Sager Ranch Partners) 203 housing units and 225-room resort hotel on 1,783-acres, just north and east of Dailey Ranch – This proposed residential and resort hotel annexation and specific plan project was received on March 2, 2018. The project submittal has been deemed incomplete and a letter from staff requesting additional project related information was sent to the applicant on April 4, 2018. Requested information includes annexation exhibits, proposed general plan amendment text, a proposed Transfer of Development Rights Program,

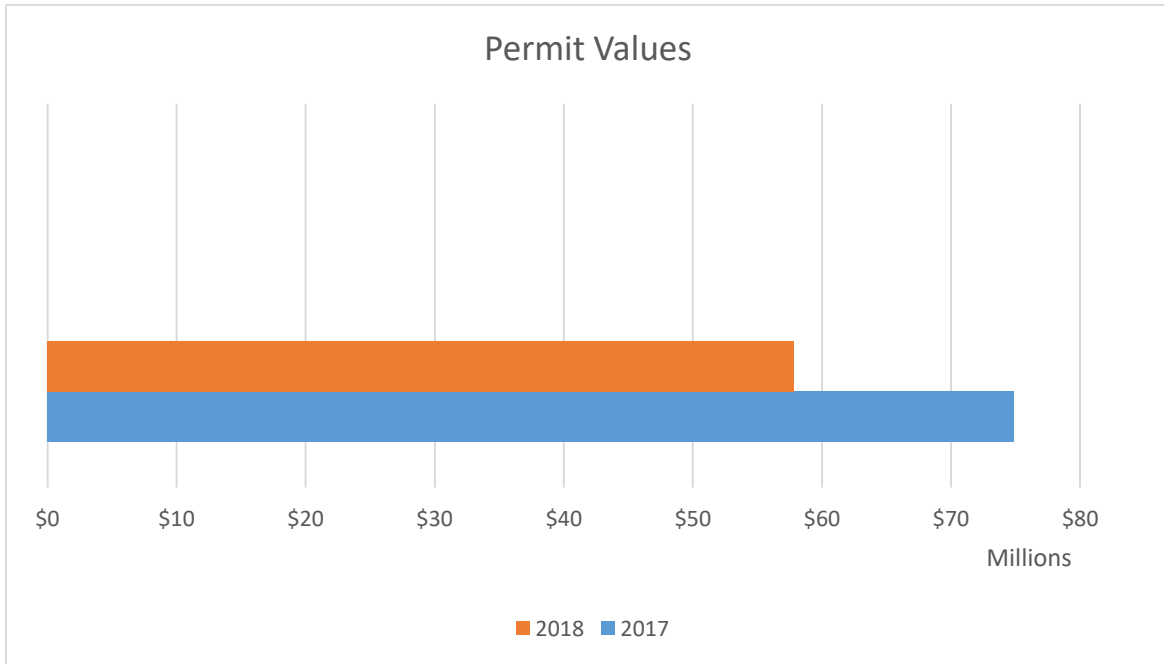
environmental initial study, and a fiscal impact analysis. Planning met with the applicant on May 17, 2018 to discuss items listed in the letter. A follow-up meeting to discuss engineering issues occurred on June 27, 2018. The applicant met with Escondido Fire and Valley Center Fire on August 1, 2018 to discuss fire protection issues. A project webpage containing draft documents and plans has been added to the Planning Division's website at the following link:

[Daley Ranch Resort Specific Plan - City of Escondido](#)

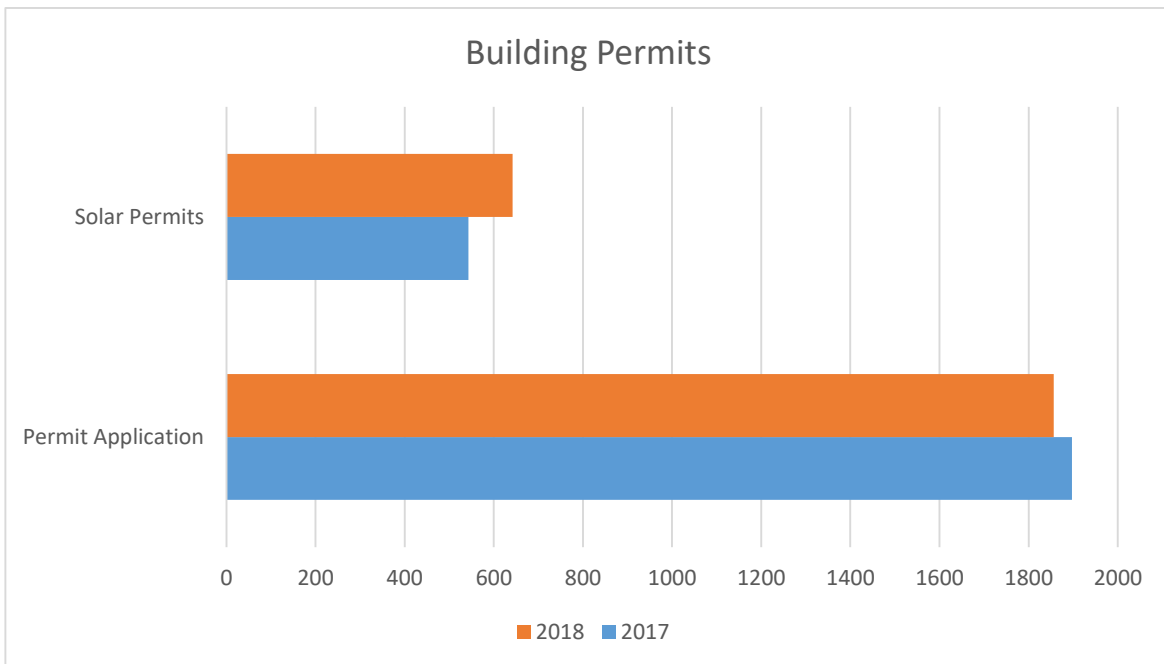
11. Nutmeg Condo General Plan Amendment (Developer: Jim Simmons, CCI) 137 townhome condo units on 7.7 acres on both sides of Nutmeg between I-15 and Centre City Parkway – This proposed multi-family residential development includes a GPA from Office to Urban III (up to 18 du/acre) as well as a vacation of approximately one acre of public right-of-way for use in the project. The project application was received on June 15, 2018. Comments from Planning, Fire, Engineering, Utilities and Traffic Engineering were provided to the applicant on July 13, 2018. A follow-up meeting with the applicant to discuss the comments has been scheduled for next week.
12. Oak Creek (Builder: KB Homes) 65 single-family residential lots on approximately 44 acres at Felicita Road and Hamilton Lane – This planned residential development project was originally approved by the City Council in March of 2015, and a three-year extension of time was recently granted. The original developer, New Urban West, has secured permits from CDFW, ACOE and RWQCB. Grading, drainage and storm water management plans were submitted for first plan check on July 25, 2018. A Response Plan for remediation of a small area of hazardous soil was submitted to Planning on August 1, 2018.
13. Accessory Dwelling Units – Planning staff is currently working on five applications for accessory dwelling units. 14 accessory dwelling units have been approved so far this year. Three accessory dwelling units were approved last year.

**Building Division:**

*The following graph shows the value of permits collected year-to-date compared to last year at this time.*



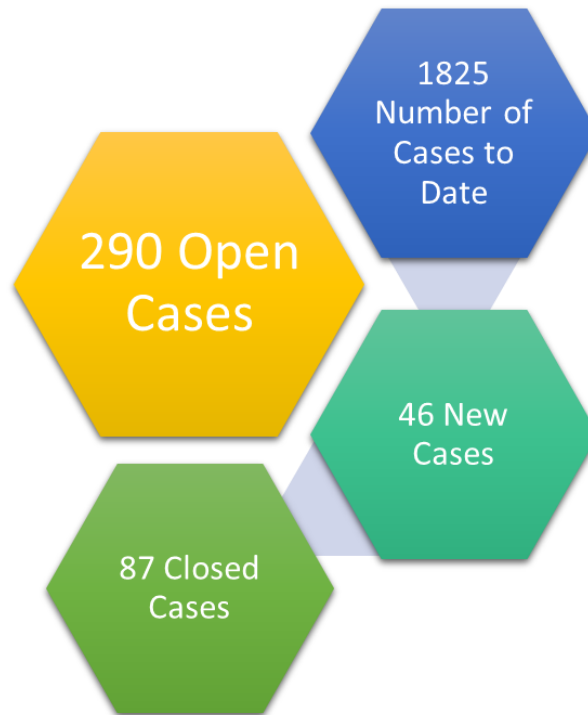
*The following graph shows the number of permits issued year-to-date compared to last year at this time.*



1. The Building Division issued 74 permits (including 18 solar photovoltaic) last week with a total valuation of \$421,570.

2. Our building inspectors responded to 183 inspection requests for the week.
3. The Meadowbrook three-story apartment building with underground garage at 2081 Garden Valley Glen is preparing the building for final inspection. *No change from the previous.*
4. The Westminster Seminary at 1725 Bear Valley Pkwy has received final inspection approval for Buildings A, D and G. Four residential buildings remain for final inspection. *No change from the previous.*
5. The Emanuel Faith Church education building at 639 E 17<sup>th</sup> Ave is preparing for final inspection and temporary electrical service has been released. The foundation and underground electric for the parking lot lights have been approved.
6. The Veterans Village residential project at 1540 S Escondido Blvd has received exterior lath approval for Building 1, and lath and drywall approval for Building 2. *No change from the previous.*
7. The new drive-thru restaurant at 720 N. Center City Pkwy, the new retail building at 730 N. Centre City Pkwy and the new drive-thru restaurant at 700 N. Centre City Pkwy have received underground water service piping inspection and are preparing for a final inspection of the exterior shell buildings. Construction of the interior tenant improvements has started. The foundations and underground electric for the parking lot lighting have been approved.
8. The Latitude 2, apartment buildings at 610-650 N. Center City Pkwy have daily inspections for framing, electrical and plumbing, floor and roof sheathing, and drop ceiling framing. *No change from the previous.*
9. The new two story church sanctuary building at 1864 N Broadway has received exterior lath and roof sheathing inspection approval.
10. The 212,000 SF industrial shell building at 2005 Harmony Grove has received inspection approval for the exterior parking lot light standards. *No change from the previous.*
11. The new 63-unit condominium project, Citron, at 2516 S. Escondido Blvd has received a temporary Certificate of Occupancy for the sales office and Building 1 models. Floor sheathing on Building 2 has received inspection approval.
12. The new 105-room Springhill Suites hotel at 200 La Terraza Blvd. has received roof sheathing approval and 3<sup>rd</sup> floor corridor framing inspection.
13. The four-story, 102,774 sf Storquest self-storage facility at 222 W. Mission Avenue has received third floor “pan deck” inspection and podium slab approval.

**Code Enforcement**



**Graffiti Restitution**

Collected This Week	Collected Year to Date
\$100	\$6,686.92

**ENGINEERING**

**Capital Improvements**

**Valley Pkwy/Valley Center Road Widening Project: Calendar Day 259**

The traffic signal contractor placed concrete for one signal foundation and 3 ornamental street light foundations this week along the west side of the project. The single traffic signal foundation required 8 cubic yards of concrete, which is the equivalent of 1 cement truck. The prime contractor started the last storm drain installation along Valley Center Road. This work includes an 18” storm drain pipe and associated structures. The design requires the removal of a section of the concrete channel near the newly completed bridge. The landscape contractor started to excavate for the tree well placements along the east side of the project near Lake Wohlford Road. The concrete contractor will return on Thursday, August 2 to complete the remaining concrete surface improvements along the west side of the project limits.

**Transit Center Pedestrian Bridge Project**

*No changes from that reported last week:* Transit Center Pedestrian Bridge and Spruce Street Channel Improvement Project is moving forward with 100% design. Resource agency permits from the Regional Water Board and Fish & Wildlife have been obtained and the City is now

pursuing final Permit from Army Corps. Negotiations of drainage/wall easements and TCEs with property owners are underway.

### **Missing Link Project**

The traffic signal contractor is continuing to prepare for the conduit boring along the limits of the project. The prime contractor paved and reopened the new pedestrian/bicycle crossing at the Valley Parkway/Centre City Parkway intersection this week. The shop drawings for the prefabricated pedestrian bridge for the channel crossing along Broadway are still under review by the City's consultant. The steel truss bridge will span 68' across the Escondido Creek Channel. The bike path will transition from the corner of Woodward Avenue along the Boys and Girls Club exercise yard where it will connect to the bridge and cross the Escondido Creek. After crossing the creek, the bike path will transition back into the roadway fronting Grape Day Park. The bridge/bike path transition over the creek measures 326' along its path.

## **PRIVATE DEVELOPMENT**

### **Centerpointe 78**

The traffic signals located at the Escondido Boulevard/Lincoln Avenue and Broadway/ Lincoln Avenue intersections will be energized on Wednesday of this week. With the completion of these off site improvements, the Starbucks located on the project corner will be issued its release for occupancy certificate.

### **Centre City Shopping Center**

The water quality basins located along the Centre City Parkway frontage are the main focus of work this week. The project is located at 425 W. Mission Avenue.

### **Tract 932 - Canyon Grove Shea Homes Community**

No new items to report this week.

### **Latitude II Condominiums by a Lyon Homes Partnership: Washington Avenue @ Centre City Parkway:**

The contractor is installing the remaining storm drain pipe along Washington Avenue this week. This construction will require the closure of the #2 westbound lane on Washington Avenue between the hours of 5 A.M. and 3:30 P.M. Electronic message boards will be placed in advance of the work zone to reroute vehicle traffic to alternate routes.

### **Exeter Industrial Park**

*No changes from that reported last week:* The contractor is working on the construction of the bio retention basins this week. All runoff from the project is directed to the basins for first treatment before it can enter the Escondido Creek. The project is located at 2005 Harmony Grove Road and is 5.4 acres in size.

### **Citron Project**

Offsite public improvements along Escondido Boulevard have been completed. The onsite sewer system is presently being tested. This is a 65-unit condo project located at 2516 S. Escondido Boulevard.

**Gateway Project**

*No changes from that reported last week:* The contractor has completed the sewer manhole and connection lateral in Valley Parkway. Due to the high volume of traffic along this section of roadway, this work was completed during an overnight operation. Construction activity has shifted to the Grand Avenue frontage this week. This work will be performed during normal business hours. The project is located at 700 W. Grand Avenue, the previous site of Escondido Police Department.

**Emanuel Faith Church**

Construction of the remaining driveway approach along Encino Drive was completed this week. The completion of the traffic signal is on hold due pending the delivery of the traffic signal poles.

**StorQuest Self Storage**

The contractor placed concrete on the third floor of the structure during a night time pour earlier this week.

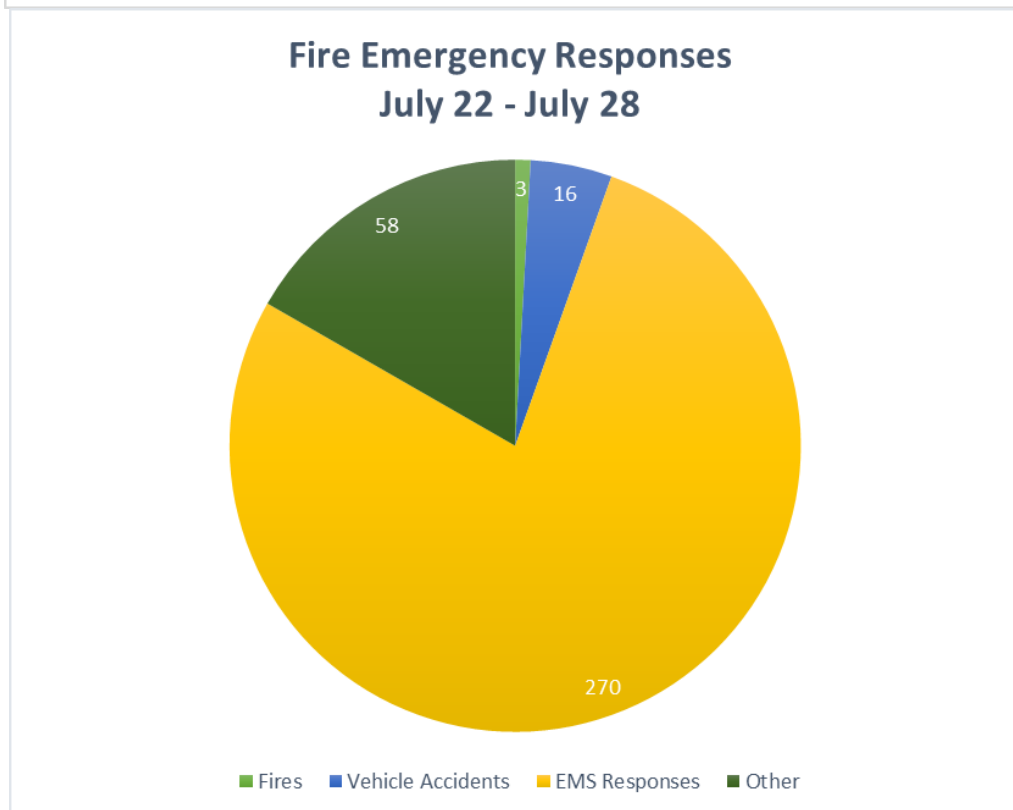
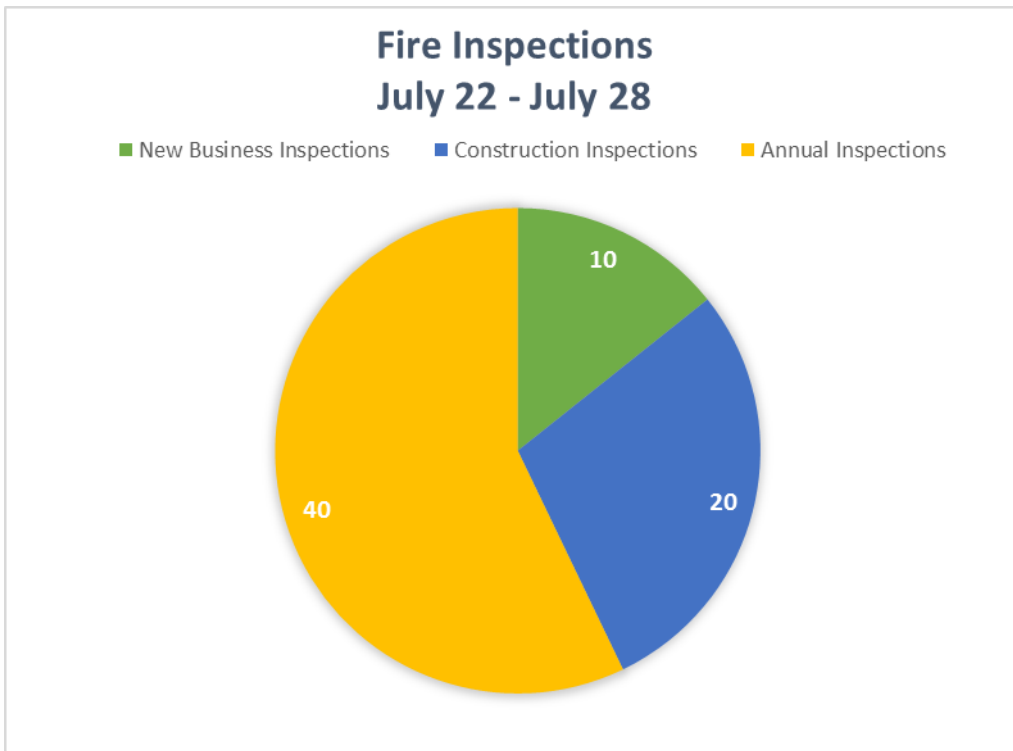
**Lincoln Rock Apartments**

The contractor has completed the grading of the project and is installing storm water protection items to remain in compliance with permit requirements. Onsite sewer is being tested this week. The project is located at the southwest corner of Rock Springs Road and Lincoln Avenue.

**KB Homes**

Construction for the offsite improvements along Vista Avenue is continuing this week with the construction of a headwall for the 42" storm drain pipe. The roadway improvements will widen Vista Avenue by 12 feet, including full street repaving between Paradise Street and Nina Place. Vista Avenue will be posted for one-way traffic eastbound along this section for the next 6 weeks. All residents are being notified with electronic message boards as well as door cards placed at each residence. Detours for westbound traffic will be clearly posted along Ash Street directing motorists to Stanley and again onto Broadway.

## FIRE



Total Emergency Responses (Year To Date)	9,177
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### News:

- On Friday, July 6<sup>th</sup> The City of Escondido Fire Department deployed Engineer Bihun to Northern California as a Public Information Officer on the Klamathon Incident in



Siskiyou County. He was reassigned to the Ferguson Fire in Mariposa County on Monday, July 16<sup>th</sup>. He returned home safely on Sunday, July 22<sup>nd</sup>.

- On Sunday, July 15<sup>th</sup> OES8632 was deployed to the Ferguson Incident in Mariposa County (Captain Nugent, Engineer Good, and FF/PMs Lesmeister and Beveridge).
- On Thursday, July 26<sup>th</sup> The City of Escondido Fire Department deployed Firefighter Paramedic Koji to the Cranston Fire in Riverside County as a Line Medic.
- On Friday, July 27<sup>th</sup> The City of Escondido Fire Department deployed Engineer Polito to the Carr Fire in Shasta County as a Public Information Officer.
- On Saturday, July 28<sup>th</sup> The City of Escondido Fire Department deployed Battalion Chief Bertrand to the Pasqual Incident as a Division Supervisor. E134 and BR132 were requested as single resources in an immediate need status and assigned alongside Strike Team 6410C (Battalion Chief Paredes and Captain Duralde) and a Zone Type 3 Strike Team.

## **POLICE**

### **INCIDENTS:**

- On 7-22-2018, EPD Communications received several 911 calls reference an adult male (mental patient) contemplating jumping off the SB I-15 Overpass at Valley Pkwy. Coincidentally, Sgt. Miller was on scene when the call for service was dispatched. On scene officers conducted negotiations with the subject and successfully took the subject into custody unharmed. The subject was transported to the hospital on a W&I 5150 Evaluation.
- On 7-24-2018, At about 0342 hours a security video monitoring company, for 830 Dan Way, reported a male stealing a vehicle from the property. The male, later identified as Brandon Jimenez (01-21-86), tried to drive the vehicle off of the property but was foiled by a closed gate. EPD communications coordinated communications between the reporting party and responding officers. Jimenez was detained as he tried to walk away from the scene. After an investigation Jimenez was arrested for the above violation.
- On 07-27-18, Mario Felix entered the Cocina Del Charro, had lunch, and attempted to leave without paying. As he was leaving he advised staff he needed to get his wallet out of his car. Felix was contacted by restaurant staff in the parking lot and presented a knife at restaurant staff advising he was not going to pay for his meal. The male then fled the area. Officers Perkins located Mario Felix (6/29/74) who was positively identified as the perpetrator on the robbery. Felix was arrested and later booked into Vista Jail.
- On 07-27-18, At approximately 1619 hours, Officers responded to a stabbing at 455 E. Washington Ave. Officer Smyth locates and contacts the victim in the leasing office who states he was involved in an argument with the suspect, later identified as Matthew Martinez. During the argument, Martinez pulled out a knife and stabbed the victim multiple times on the top of his head. Martinez was located a short time later at 445 E. Washington Ave # 301. Martinez was positively identified by the victim and ultimately arrested for PC 664/187. The victim was transported to PMC and is in stable condition.

## **COPPS:**

The COPPS (Community Oriented Policing and Problem-Solving) Unit is dedicated to increasing the quality of life for the residents of Escondido through pro-active responses to crime trends, quality of life issues, and addressing crime and public nuisance in Grape Day Park and at Maple Plaza.

- 4 arrests were made
- 5 citations were issued
- 25 radio calls
- 22 extra patrols

###