



**DECEMBER 19, 2018**  
**CITY COUNCIL CHAMBERS**  
**4:30 P.M. Regular Session**  
**201 N. Broadway, Escondido, CA 92025**

MAYOR	<b>Paul McNamara</b>
DEPUTY MAYOR	<b>Consuelo Martinez</b>
COUNCIL MEMBERS	<b>Olga Diaz</b> <b>John Masson</b> <b>Michael Morasco</b>
CITY MANAGER	<b>Jeffrey Epp</b>
INTERIM CITY CLERK	<b>Eva Heter</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

**December 19, 2018  
4:30 P.M. Meeting**

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

## **CALL TO ORDER**

### **MOMENT OF REFLECTION:**

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

### **FLAG SALUTE**

**ROLL CALL:** Diaz, Martinez, Masson, Morasco, McNamara

## **ORAL COMMUNICATIONS**

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

## CONSENT CALENDAR

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

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. [APPROVAL OF MINUTES: A\) Regular Meeting of November 28, 2018 B\) Regular Meeting of December 5, 2018](#)

4. [REQUEST TO AUTHORIZE SALE OF DALEY RANCH MITIGATION CREDITS -](#)

Request the City Council approve authorizing the sale of 8.15 habitat credits from the Daley Ranch Mitigation Bank for the reduced price of \$290,250. The proposed sales price represents a discount of \$166,926 from the established Daley Ranch credit prices and would match an offer from the Fallbrook Land Conservancy to sell mitigation acreage from its Gird Valley Preserve to offset biological impacts for the 34-lot North Avenue Estates residential development (SUB 17-0007).

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

5. [REQUEST FOR AUTHORIZATION TO PROCESS AN AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN TO ACCOMMODATE THE REDEVELOPMENT OF THE FORMER PALOMAR HOSPITAL SITE AND SURROUNDING PROPERTIES -](#)

Request the City Council approve authorizing City staff to accept and process an application to amend the Downtown Specific Plan. The amendment would accommodate the redevelopment of the former Palomar Hospital site and surrounding properties by modifying the applicable development standards.

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

6. [REGIONAL GENERAL PERMIT \(RGP\) 94 - CHANNEL MAINTENANCE PROGRAM IMPLEMENTATION AND RENEWAL -](#)

Request the City Council approve authorizing the Mayor and Interim City Clerk to execute a Consulting Agreement with ICF Jones & Stokes, Inc. in the amount of \$259,278 for management of the channel maintenance program implementation and renewal.

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

RESOLUTION NO. 2018-184

7. [ADOPTION OF RESOLUTION NO. 2018-186 APPROVING RECOGNIZED OBLIGATION PAYMENT SCHEDULE \(ROPS 19-20\) FOR JULY 2019 THROUGH JUNE 2020 -](#)

Request the City Council approve the Recognized Obligation Payment Schedule (ROPS 19-20) so that the Successor Agency may continue to make payments due for enforceable obligations.

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

RESOLUTION NO. 2018-186

## 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.)

**8. CONDITIONAL USE PERMIT, MASTER AND PRECISE DEVELOPMENT PLAN AND DEMO PERMIT (PHG 18-0013, ENV 18-0004) -**

Approved on December 5, 2018 with a vote of 4/0/1, Masson abstained

ORDINANCE NO. 2018-23 (Second Reading and Adoption)

## PUBLIC HEARINGS

**9. AMENDMENT TO FISCAL YEAR 2018-2019 HUD ACTION PLAN ALLOCATING CDBG FUNDS TO THE LED RETROFIT PROJECT AND BUDGET ADJUSTMENT -**

Request the City Council approve amending the Fiscal Year 2018-2019 HUD Action Plan to program Community Development Block Grant (CDBG) funding to the Street Light LED Retrofit Project, and approve a budget adjustment in the amount of \$150,000.

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

RESOLUTION NO. 2018-188

## CURRENT BUSINESS

**10. HOUSING RELATED PARKS GRANT PROGRAM -**

Request the City Council receive and file a presentation about the Housing Related Parks (HRP) Grant program. No action is necessary on this item.

Staff Recommendation: **Receive and File (City Manager's Office: Jay Petrek)**

**11. REVIEW AND UPDATE OF CURRENT CITY COUNCIL SUBCOMMITTEE MEMBER ASSIGNMENTS -**

Request the City Council make determinations and ratify members to serve on the Council/Mayoral appointed subcommittees per the attached listing.

Staff Recommendation: **None (City Clerk's Office: Eva Heter)**

## FUTURE AGENDA

**12. 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: Eva Heter)**

## 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>
December 26	-	-	No Meeting	-
January 2	-	-	No Meeting	-
January 9	-	-	No Meeting	-
January 16	Wednesday	3:30 & 4:30 PM	Regular Meeting	Council Chambers

## TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

### LIVE BROADCAST

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

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

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

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

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



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

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



**AFFIDAVITS**

**OF**

**ITEM**

**POSTING**





Consent Item No. 2

December 19, 2018

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**APPROVAL**

**OF**

**WARRANT REGISTER**

**CITY OF ESCONDIDO**  
**November 28, 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, November 28, 2018 in the City Council Chambers at City Hall with Deputy Mayor Masson presiding.

**ATTENDANCE:**

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Deputy Mayor John Masson, and Councilmember Michael Morasco. Absent: 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. Ayes: Diaz, Gallo, Masson, Morasco; Noes: None; Absent: Abed. Motion carried.

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

- a. **Property:** Municipal Parking Lot #1, APN 229-421-26
- City Negotiator:** Jeffrey Epp, City Manager
- Negotiating Parties:** Touchstone Communities
- Under Negotiation:** Price and Terms of Agreement

**ADJOURNMENT**

Deputy Mayor Masson adjourned the meeting at 4:25 p.m.

\_\_\_\_\_  
DEPUTY MAYOR

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

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

**CITY OF ESCONDIDO**  
**November 28, 2018**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, November 28, 2018 in the City Council Chambers at City Hall with Deputy Mayor Masson presiding.

**MOMENT OF REFLECTION**

Joe Rotta led the Moment of Reflection.

**FLAG SALUTE**

Councilmember Gallo led the flag salute.

**ATTENDANCE:**

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Deputy Mayor John Masson, and Councilmember Michael Morasco. Absent: 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; Eva Heter, Interim City Clerk; and Jennifer Ekblad, Deputy City Clerk.

**PROCLAMATIONS**

Ronald Stark, Program Manager for Mental Health Systems, and Giselle Zamora, representative for the Youth Advocacy Coalition, accepted the proclamation for Drugged Driving Prevention Month.

**ORAL COMMUNICATIONS**

**Carlos Chavez**, President of Escondido Pop Warner Football and Cheer, provided information regarding the Escondido Pop Warner Football and Cheer organization and its 50<sup>th</sup> anniversary.

**Nancy Burian, Escondido**, shared concerns regarding fencing near the Mayflower Dog Park and requested more trees be put in the park.

**Debbie Cogan**, representative for Escondido East Rotary Club, shared concerns regarding fencing near the Mayflower Dog Park and offered assistance from the Escondido East Rotary Club.

**Wayne Louth, Escondido**, commented regarding construction and renovations at Carefree Mobilehome Park.

**Alejandro Sanchez, Escondido**, shared concerns regarding the condition of the Escondido Public Library.

## CONSENT CALENDAR

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve all Consent Calendar items with the exception of item 10. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

- 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 November 7, 2018**

- 4. COMMUNITY ORIENTED POLICING SERVICES (COPS) SCHOOL VIOLENCE PREVENTION PROGRAM (SVPP) GRANT AND BUDGET ADJUSTMENT-**

Request the City Council approve accepting a Community Oriented Policing Services (COPS) School Violence Prevention Program (SVPP) Grant in the amount of \$100,125; 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)**

- 5. FISCAL YEAR 2017 U.S. DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT - LOCAL SOLICITATION AND BUDGET ADJUSTMENT -**

Request the City Council approve accepting a \$41,840 Fiscal Year 2017 Edward Byrne Memorial Justice Assistance Grant (JAG); 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)**

- 6. BID AWARD FOR THE 2018 STREET REHABILITATION AND MAINTENANCE PROJECT AND BUDGET ADJUSTMENT -**

Request the City Council approve awarding the bid to Ramona Paving and Construction Corp., determined to be the lowest responsive and responsible bidder; authorize the Mayor and Interim City Clerk to execute a Public Improvement Agreement in the amount of \$5,047,877.40 for the 2018 Street Rehabilitation and Maintenance Project; and approve a budget adjustment for this Project in the amount of \$45,309. (0600-10 [A-3276])

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

RESOLUTION NO. 2018-171

- 7. PROPOSED MILLS ACT CONTRACTS AND CEQA EXEMPTIONS FOR PROPERTIES 547 EAST 6TH AVENUE, 1102 SOUTH JUNIPER STREET, AND 329 EAST 7TH AVENUE (HP 18-0001, HP 18-0002, AND HP 18-0003) -**

Request the City Council approve authorizing Mills Act Contracts for properties: 547 East 6th Avenue (HP18-0001), 1102 South Juniper Street (HP 18-0002), and 329 East 7th Avenue (HP 18-0003) and approve the associated CEQA Exemptions for each property. (File No. 0880-10)

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

A) RESOLUTION NO. 2018-177 B) RESOLUTION NO. 2018-178

C) RESOLUTION NO. 2018-179

**8. ADOPTION OF AMENDMENTS TO THE CONFLICT OF INTEREST CODE FOR THE CITY OF ESCONDIDO -**

Request the City Council approve amending the Conflict of Interest Code for the City of Escondido pursuant to the Political Reform Act to update the list of designated public employees and public officials who are required to file a statement of economic interest and the disclosure categories. (File No. 0640-30)

Staff Recommendation: **Approval (City Attorney's Office: Michael R. McGuinness)**

RESOLUTION NO. 2018-176

**9. ACTIVE TRANSPORTATION PROGRAM (ATP) GRANT AGREEMENTS -**

Request the City Council approve authorizing the Director of Engineering Services/City Engineer or her designee to execute grant agreements and complete all forms for the Active Transportation Grant Program for the Juniper Elementary Safe Routes to School and Escondido Creek Trail Crossing Projects. (File No. 0480-70)

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

RESOLUTION NO. 2018-182

**10. REPEAL ESCONDIDO MUNICIPAL CODE CHAPTER 18, ARTICLE 2, COMMUNITY SERVICES COMMISSION -**

Request the City Council approve repealing Escondido Municipal Code Chapter 18, Article 2, Community Services Commission. (File No. 0680-50)

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

ORDINANCE NO. 2018-24 (First Reading and Introduction)

**Ana Maria Valesco, Escondido**, spoke in opposition to repealing the Community Services Commission, and requested the Council postpone and not take any action on this item.

**Laura Hunter, Escondido**, requested the Council delay action regarding this item.

**Chris Nava, Escondido**, requested no action be taken at this time.

**Patricia Borchmann, Escondido**, spoke in opposition to this item being placed on the Consent Calendar and requested this item be postponed.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve repealing Escondido Municipal Code Chapter 18, Article 2, Community Services Commission and introduce Ordinance No. 2018-24. Ayes: Gallo, Masson, Morasco. Noes: Diaz. Absent: Abed. Motion carried.

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

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

**11. ANNUAL CODE CLEAN-UP AND AMENDMENTS TO THE MUNICIPAL AND ZONING CODE (AZ 18-0007) -**

Approved on November 7, 2018 with a vote of 5/0 (File No. 0810-20)

ORDINANCE NO. 2018-20 (Second Reading and Adoption)

## PUBLIC HEARINGS

### 12. TENTATIVE SUBDIVISION MAP MODIFICATION, EXTENSION OF TIME, AND DEVELOPMENT AGREEMENT LOCATED AT 323 LION VALLEY ROAD (TR 878, SUB 16-0012, AND PHG 18-0028) -

Request the City Council approve a modification and extension of time to a previously approve Tentative Subdivision Map at 323 Lion Valley Road and approve a Development Agreement to extend the term of the Tentative Subdivision Map to July 11, 2020. (File No. 0800-10)

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

A) RESOLUTION NO. 2018-170 B) ORDINANCE NO. 2018-21 (First Reading and Introduction)

Bill Martin, Director of Community Development, presented the staff report utilizing a PowerPoint presentation. Deputy Mayor Masson opened the public hearing and asked if anyone wanted to speak on this issue in any way.

**David Ferguson**, Applicant's Representative, requested relief regarding repaving Lion Valley Road and was available for questions.

**Michael Tan**, Applicant, thanked staff for their assistance, suggested a modification to a condition, and was available for questions.

**Patricia Borchmann, Escondido**, shared concerns regarding the staff report and emergency access to the site.

**Chris Nava, Escondido**, requested this item be delayed and shared concerns regarding Fire Department access.

Deputy Mayor Masson asked if anyone else wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Morasco and seconded by Councilmember Gallo to approve a modification and extension of time to a previously approve Tentative Subdivision Map at 323 Lion Valley Road and approve a Development Agreement to extend the term of the Tentative Subdivision Map to July 11, 2020 and adopt Resolution No. 2018-170 and introduce Ordinance No. 2018-21. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

### 13. AMENDMENTS TO CHAPTERS 17 AND 23 OF THE ESCONDIDO MUNICIPAL CODE AND ARTICLE 66 (SIGN ORDINANCE) OF THE ESCONDIDO ZONING CODE RELATING TO SIGNS IN THE PUBLIC RIGHT-OF-WAY (AZ 18-0008) -

Request the City Council approve amending Chapters 17 and 23 of the Escondido Municipal Code and Article 66 of the Escondido Zoning Code to provide limited opportunities for the placement of monument signs in the public right-of-way. (File No. 0810-20)

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

ORDINANCE NO. 2018-22 (First Reading and Introduction)

Adam Finestone, Principal Planner, presented the staff report utilizing a PowerPoint presentation.

Deputy Mayor Masson opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Morasco and seconded by Councilmember Gallo to approve amending Chapters 17 and 23 of the Escondido Municipal Code and Article 66 of the Escondido Zoning Code to provide limited opportunities for the placement of monument signs in the public right-of-way and introduce Ordinance No. 2018-22. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

## CURRENT BUSINESS

**14. CLIMATE ACTION PLAN UPDATE - INFORMATIONAL REPORT AND STATUS UPDATE (PHG 18-0009) -**

Request the City Council receive and file the Climate Action Plan Update Informational Report and Status Update. No action is required at this time except to provide direction to staff as appropriate. (File No. 0800-40)

Staff Recommendation: **Receive and File (Community Development Department: Bill Martin)**

**THIS ITEM WAS CONTINUED TO DECEMBER 19, 2018.**

**15. UNCLASSIFIED SERVICE SCHEDULE AND SALARY PLANS -**

Request the City Council approve amending and re-establishing the salary schedule for the Unclassified and Management groups. (File No. 0720-20)

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

RESOLUTION NO. 2018-169

Sheryl Bennett, Deputy City Manager/Administrative Services, presented the staff report utilizing a PowerPoint presentation.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve amending and re-establishing the salary schedule for the Unclassified and Management groups and adopt Resolution No. 2018-169. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

**16. ADOPTION OF ORDINANCE AMENDING THE CALPERS CONTRACT -**

Request the City Council approve authorizing an amendment to the contract between the City of Escondido and the Board of Administration of the California Public Employees' Retirement System (CalPERS) to include the Escondido Police Officers' Association/Safety Unit (POA) and Firefighters' Association (FFA) Bargaining Unit CalPERS Classic members contributing an additional one percent towards the employer's CalPERS costs, Government Code Section 20516. (File No. 0720-40)

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

ORDINANCE NO. 2018-19 (Second Reading and Adoption)

Patrice Russel, Benefits Manager, presented the staff report utilizing a PowerPoint presentation.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve authorizing an amendment to the contract between the City of Escondido and the Board of Administration of the California Public Employees' Retirement System (CalPERS) to include the Escondido Police Officers' Association/Safety Unit (POA) and Firefighters' Association (FFA) Bargaining Unit CalPERS Classic members contributing an additional one percent towards the employer's CalPERS costs, Government Code Section 20516 and adopt Ordinance No. 2018-19. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

**17. PROPOSED RATE INCREASE FROM ESCONDIDO DISPOSAL (EDI) FOR ANNUAL CONSUMER PRICE INDEX (CPI) INCREASE TO SOLID WASTE AND RECYCLING RATES AND FEES FOR RESIDENTIAL AND COMMERCIAL COLLECTIONS AND AN UPDATE ON A FUTURE ORGANIC WASTE PROCESSING PROGRAM -**

Request the City Council approve revising the rates for Residential and Commercial Solid Waste and Recycling Services. Effective January 1, 2019, a 2.62 percent increase will apply to residential collection services and 1.46 percent increase for commercial collection services. Staff will also give a brief update on the proposed organic waste processing program and associated legislation. (0600-10 [A-2340])

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

RESOLUTION NO. 2018-173

Laura Robinson, Program Coordinator, Lori Calvert, Program Assistant, Lisete Hurst, Department Specialist, presented the staff report utilizing a PowerPoint presentation.

**Patricia Borchmann, Escondido**, questioned the different increases between residential and commercial rates.

**MOTION:** Moved by Councilmember Morasco and seconded by Councilmember Gallo to approve revising the rates for Residential and Commercial Solid Waste and Recycling Services. Effective January 1, 2019, a 2.62 percent increase will apply to residential collection services and 1.46 percent increase for commercial collection services. Staff will also give a brief update on the proposed organic waste processing program and associated legislation and adopt Resolution No. 2018-173. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Absent: Abed. Motion carried.

## **FUTURE AGENDA**

**18. 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: Eva Heter)**

## **COUNCIL MEMBERS SUBCOMMITTEE REPORTS**

Councilmember Gallo reported San Diego County Water Authority, in conjunction with the City of San Diego and San Vicente Reservoir, will build an energy storage facility; attended SANDAG Borders Committee meeting.

## **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**



**ADJOURNMENT**

Deputy Mayor Masson adjourned the meeting at 6:49 p.m.

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DEPUTY MAYOR

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

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

# CITY OF ESCONDIDO

December 5, 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, December 5, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

### MOMENT OF REFLECTION

Juan Todd led the Moment of Reflection.

### FLAG SALUTE

Councilmember Diaz 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; Mike Strong, Assistant Director of Planning; Owen Tunnell, Assistant City Engineer; Eva Heter, Interim City Clerk; Jennifer Ekblad, Deputy City Clerk.

### ORAL COMMUNICATIONS

### CONSENT CALENDAR

**MOTION:** Moved by Councilmember Diaz and seconded by Deputy Mayor Masson to approve all Consent Calendar items. Ayes: Diaz, Gallo, Masson, Morasco. Noes: None. Abstained: Abed. Motion carried.

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
- 2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
- 3. APPROVAL OF MINUTES: None Scheduled**
- 4. ANNUAL FINANCIAL REPORT ON CAPITAL FUNDS FUNDED BY DEVELOPER FEES PER GOVERNMENT CODE SECTION 66006 -**  
Request the City Council receive and file the Annual Financial Report on Developer Fees.

Staff Recommendation: **Receive and File (Finance Department: Sheryl Bennett)**

**5. NOTICE OF COMPLETION FOR THE ESCONDIDO-VISTA WATER TREATMENT PLANT METAL STORAGE BUILDING PROJECT -**

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the Escondido-Vista Water Treatment Plant Metal Storage Building Project.

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

RESOLUTION NO. 2018-174

**6. NOTICE OF COMPLETION FOR THE ESCONDIDO-VISTA WATER TREATMENT PLANT DISINFECTION AND ELECTRIC SYSTEM UPGRADES PROJECT -**

Request the City approve authorizing the Director of Utilities to file a Notice of Completion for the Escondido-Vista Water Treatment Plant Disinfection and Electrical System Upgrades Project.

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

RESOLUTION NO. 2018-183

**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.)

**7. TENTATIVE SUBDIVISION MAP MODIFICATION, EXTENSION OF TIME, AND DEVELOPMENT AGREEMENT LOCATED AT 323 LION VALLEY ROAD (TR 878, SUB 16-0012, AND PHG 18-0028) -**

Approved on November 28, 2018 with a vote of 4/0/1, Abed absent

ORDINANCE NO. 2018-21 (Second Reading and Adoption)

**8. AMENDMENTS TO CHAPTERS 17 AND 23 OF THE ESCONDIDO MUNICIPAL CODE AND ARTICLE 66 (SIGN ORDINANCE) OF THE ESCONDIDO ZONING CODE RELATING TO SIGNS IN THE PUBLIC RIGHT-OF-WAY (AZ 18-0008) -**

Approved on November 28, 2018 with a vote of 4/0/1, Abed absent

ORDINANCE NO. 2018-22 (Second Reading and Adoption)

**9. REPEAL ESCONDIDO MUNICIPAL CODE CHAPTER 18, ARTICLE 2, COMMUNITY SERVICES COMMISSION -**

Approved on November 28, 2018 with a vote of 4/0/1, Abed absent

ORDINANCE NO. 2018-24 (Second Reading and Adoption)

## PUBLIC HEARINGS

- 10. SHORT-FORM RENT REVIEW BOARD HEARING FOR GREENCREST MOBILEHOME PARK -**  
Request the City Council consider for approval the short-form rent increase application submitted by Greencrest Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index (CPI), or 2.268 percent (an average of \$10.44) for the period of June 30, 2017 to June 30, 2018.

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

RRB Resolution No. 2018-11

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.

**Jim Younce**, Owner's Representative, was available to answer questions.

Mayor Abed asked if anyone else wished to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve the short-form rent increase application submitted by Greencrest Mobilehome Park, granting an increase of 75 percent of the change in the Consumer Price Index (CPI), or 2.268 percent (an average of \$10.44) for the period of June 30, 2017 to June 30, 2018 and adopt RRB Resolution No. 2018-11. Motion carried unanimously.

- 11. SHORT-FORM RENT REVIEW BOARD HEARING FOR SUNDANCE MOBILEHOME PARK -**  
Request the City Council consider for approval the short-form rent increase application submitted by Sundance Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 4.800 percent (an average of \$36.54) for the period of June 30, 2016 to June 30, 2018.

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

RRB RESOLUTION NO. 2018-10

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.

**Jeff Fisher**, Owner's Representative, requested the licenses of residents who signed in to protest be verified and was available to answer questions.

**Rob Wise**, Residents' Representative, spoke in opposition to the short-form rent increase, shared concerns regarding the mobilehome park owners; and requested an increase of 12.5 percent of the Consumer Price Index.

**Susie Clark, Escondido**, spoke in opposition to the short-form rent increase.

Mayor Abed asked if anyone else wished to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve the short-form rent increase application submitted by Sundance Mobilehome Park, granting an increase of 75 percent of the change in the Consumer Price Index, or 4.800 percent (an average of \$36.54) for the period of June 30, 2016 to June 30, 2018 and adopt RRB Resolution No. 2018-10. Ayes: Abed, Masson, Morasco. Noes: Diaz, Gallo. Motion carried.

**12. ESCONDIDO'S PUBLIC FACILITIES FEE, PARK DEVELOPMENT FEE, TRAFFIC IMPACT FEE, AND DRAINAGE FACILITIES FEE -**

Request the City Council approve a 3.3 percent inflationary adjustment to the Public Facilities, Park Development, Traffic Impact, and Drainage Facilities Development Impact Fees in order to maintain their purchasing power for completing necessary public improvements to serve new development.

Staff Recommendation: **Approval (City Manager's Office: Jay Petrek)**

RESOLUTION NO. 2018-164

Jay Petrek, Assistant City Manager, 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.

**Patricia Borchmann, Escondido**, shared comments regarding annual development impact fees and drainage deficiencies in the North Broadway area.

Mayor Abed asked if anyone else wished to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Diaz and seconded by Councilmember Gallo to approve a 3.3 percent inflationary adjustment to the Public Facilities, Park Development, Traffic Impact, and Drainage Facilities Development Impact Fees in order to maintain their purchasing power for completing necessary public improvements to serve new development and adopt Resolution No. 2018-164. Motion carried unanimously.

**13. CONDITIONAL USE PERMIT, MASTER AND PRECISE DEVELOPMENT PLAN AND DEMO PERMIT FOR 301 AND 309 EAST GRAND AVENUE (PHG 18-0013 AND ENV 18-0004) -**

Request the City Council approve a Master and Precise Development Plan, a Conditional Use Permit, and Demo Permit for "The Grand" project located at 301 and 309 East Grand Avenue.

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

A) RESOLUTION NO. 2018-175R

B) ORDINANCE NO. 2018-23 (First Reading and Introduction)

**DEPUTY MAYOR MASSON ABSTAINED AND LEFT THE DAIS.**

Jay Paul, Senior Planner, 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.

**Tim Spivey**, Applicant, thanked staff and Council for their support regarding the proposed project and was available for questions.

**Steve Warrick**, President of the Board of Directors for Patio Playhouse, stated support for the proposed project.

**Laura Whitten, Escondido**, stated support for the proposed project.

**Don Bunting, Escondido**, commented on the benefits of the proposed project to children.

**Tony Corley, Escondido**, stated support for the proposed project.

**Rorie Johnston**, President of the Escondido Chamber of Commerce, thanked Mayor Abed and Councilmember Gallo for their service and stated support for the proposed project.

**Scott Kolod, Escondido**, stated support for the proposed project.

**Doug Friedman, Escondido**, stated support for the proposed project and local theater groups.

**Vicki Johnson, Escondido**, stated support for the proposed project.

**Katrina DeRoche**, representative for Christian Youth Theater – North County Inland, stated support for the proposed project.

**Kenneth Winter, Escondido**, stated support for the proposed project.

**Rich Wang, Escondido**, stated support for the proposed project

**Sabrina Covington, Escondido**, stated support for the proposed project.

**Emily Burroughs, Escondido**, stated support for the proposed project.

**Patricia Borchmann, Escondido**, shared questions regarding expiration of the Business Enhancement Zone (BEZ) policy.

**35 people registered their position in favor of the proposed project, but did not wish to speak.**

Mayor Abed asked if anyone else wished 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 a Master and Precise Development Plan, a Conditional Use Permit, and Demo Permit for "The Grand" project located at 301 and 309 East Grand Avenue and adopt Resolution No. 2018-175 and introduce Ordinance No. 2018-23. Ayes: Abed, Diaz, Gallo, Morasco. Noes: None. Abstained: Masson. Motion carried.

## CURRENT BUSINESS

### 14. APPOINTMENT TO HISTORIC PRESERVATION COMMISSION -

Request the City Council ratify the Mayor's appointment to the Historic Preservation Commission, term to expire March 31, 2020.

Staff Recommendation: **Ratify the Mayor's Appointment (City Clerk's Office: Eva Heter)**

**MOTION:** Moved by Mayor Abed and seconded by Councilmember Diaz to ratify the Mayor's appointment of Marion Hanlon to the Historic Preservation Commission, term to expire March 31, 2020. Motion carried unanimously.

### 15. MARRIOTT HOTEL DEVELOPMENT IMPACT FEE -

Request the City Council consider for approval the following options: 1) Approve the applicant's request to impose the original fees for the development; 2) Deny the applicant's request and impose the updated fees that are currently in effect; or 3) Approve the applicant's request, but also amend the approved Transit Occupancy Tax (T.O.T) sharing agreement allowing the City to potentially recoup additional revenue at an earlier time frame to offset the fee increase. The current developer of the Marriott Springhill Suites Hotel has requested that the City assess Development Impact Fees at the level prior to the increase that became effective earlier this year.

Staff Recommendation: **Consider for Approval (City Manager's Office: Jay Petrek)**

Jay Petrek, Assistant City Manager, presented the staff report utilizing a PowerPoint presentation.

**David Ferguson**, Applicant's Representative, clarified ownership has not changed during construction, commented regarding address issues for a notice of fee increase, and requested the fee increase not be applied.

**Patricia Borchmann, Escondido**, clarified option three and voiced support for option three.

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve the applicant's request to impose the original Development Impact Fees for the project but amend the approved Economic Incentive Agreement for formal adoption at a future date where the City would (1) reimburse developer 50% of all annual Transit Occupancy Tax (T.O.T.) revenues up to the amount identified in the Keyser Marston projections factored into the hotel's financing plan for each year; (2) retain 100% of all annual T.O.T. revenues that exceed Keyser Marston projections; and (3) retain the original \$1.8 million economic incentive and the agreement's duration provisions for the developer. Motion carried unanimously.

## FUTURE AGENDA

### 16. 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: Eva Heter)**

## COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Gallo reported North County Transit District purchased new Amtrak Surfliner trains and shared a video regarding the new trains.

Mayor Abed will attend last SANDAG meeting as Mayor.

## 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 Ferguson, Escondido**, thanked Mayor Abed and Councilmember Gallo for their service on the City Council.

## ADJOURNMENT

Mayor Abed adjourned the meeting at 6:52 p.m.

After the meeting adjourned, **Art Devine, Escondido**, shared comments regarding the oath of office.

\_\_\_\_\_  
MAYOR

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

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

## CITY COUNCIL STAFF REPORT

**Consent Item No. 4**

**December 19, 2018**

**File No. 0230-41**

SUBJECT: Request to Authorize Sale of Daley Ranch Mitigation Credits

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

It is requested that the City Council authorize the sale of 8.15 habitat credits from the Daley Ranch Mitigation Bank for the reduced price of \$290,250. The proposed sales price represents a discount of \$166,926 from the established Daley Ranch credit prices and would match an offer from the Fallbrook Land Conservancy to sell mitigation acreage from its Gird Valley Preserve to offset biological impacts for the 34-lot North Avenue Estates residential development (SUB 17-0007).

FISCAL ANALYSIS:

The proposal would match a purchase offer from a competing mitigation entity thus realizing a net gain of \$290,250 for the General Fund (less \$4,075 to Daley Ranch endowment fund) that otherwise would have gone to an out-of-town competitor. The proposed sales price represents a net discount of \$166,926 from current Daley Ranch prices, but would still exceed the \$125,150 price the City was charging last year for these same credits.

PREVIOUS ACTION:

On January 24, 2018, the City Council voted 5-0 to approve a staff recommendation to adjust Daley Ranch Conservation Bank credit prices to 5% below the current regional levels for the various habitat types available to purchase as off-site mitigation for public and private development prices. This action adjusted the price per credit (acre) of Coast Live Oak Woodland from \$20,000 to \$57,000 and the price per credit of Non-Native Grassland from \$15,000 to \$55,800.

On January 10, 2018, the City Council voted 4-0-1 (Councilmember Masson abstained) to approve the 34-lot North Avenue Estates residential development and annexation project on 17.2 acres located on the northern side of North Avenue. Biological mitigation measures adopted in conjunction with the project require the purchase of mitigation credits to offset project impacts related to the removal of Coast Live Oak Woodland and Non-Native Grassland habitat.

BACKGROUND:

The North Avenue Estates project includes 34 single-family residential lots on 17.2 acres. Project-related impacts to Coast Live Oak Woodland, Non-Native Grassland, and Mule Fat Scrub were to be



mitigated through the purchase and preservation of 0.58 acre of Coast Live Oak Woodland, 7.57 acres of Non-Native Grassland, and 0.03 acre of woodland habitat.

The Gird Valley Preserve provides mitigation acreage within approximately 47.5 acres of conservation land owned and managed by the Fallbrook Land Conservancy. Gird Valley Preserve mitigation is available for eight distinct habitat types including Coast Live Oak Woodland and Non-Native Grassland. The Fallbrook Land Conservancy does not have a published price list for the various habitat types and each transaction is negotiated separately. The North Avenue Estates proponent has negotiated a price of \$290,250 for the exclusive mitigation rights to 7.57 acres of Non-Native grassland and 0.58 acre of Coast Live Oak Woodland. This would fulfill the project mitigation requirements for these types of habitat leaving only the 0.03 acre of woodland habitat (needed to offset mule fat scrub impacts) that would still need to be purchased from Daley Ranch or some other mitigation provider.

Prior to the January price adjustment, the Daley Ranch credit prices were among the lowest in the County having last been adjusted in 2005. As indicated in the table below, the two types of requested habitat credits would cost \$455,466 under the current pricing structure.

<u>Credit Type</u>	<u>Amount</u>	<u>Daley Ranch Cost per acre</u>	<u>Total Cost</u>
Coast Live Oak Woodland	0.58 acre	\$57,000	\$33,060
Non-Native Grassland	7.57 acres	\$55,800	<u>\$422,406</u>
			\$455,466

The current list price of \$455,466 compares to \$125,150 that would have been assessed for these same credits last year before the January 2018 increase. The City Council retains the authority to negotiate and adjust credit prices on a case-by-case basis. The proposed \$290,250 price, while less than the current published price, would significantly exceed the amount that would have been collected last year for these same credits. In addition, the mitigation dollars for an Escondido project would stay within the community.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martin*, Director of Community Development  
12/12/2018 5:23 p.m.

## CITY COUNCIL STAFF REPORT

**Consent Item No. 5**

**December 19, 2018**

**File No. 0800-70**

**SUBJECT:** Request for Authorization to Process an Amendment to the Downtown Specific Plan to Accommodate the Redevelopment of the Former Palomar Hospital Site and Surrounding Properties

**DEPARTMENT:** Community Development Department, Planning Division

**RECOMMENDATION:**

It is requested that the City Council authorize City staff to accept and process an application to amend the Downtown Specific Plan. The amendment would accommodate the redevelopment of the former Palomar Hospital site and surrounding properties by modifying the applicable development standards.

**FISCAL ANALYSIS:**

For the purposes of this agenda item, the City Council will only be providing direction to staff on the processing of a Specific Plan Amendment. Authorization to process the amendment would have no direct fiscal impacts. The privately initiated amendment application, if and when submitted, would be processed using existing staff resources with costs to be paid by the project proponent, applicant(s), and/or the future developer of the project site.

**PREVIOUS ACTION:**

On August 7, 2013, the City Council adopted Resolution No. 2013-85, approving a comprehensive update to the Downtown Specific Plan. The update provided land use regulations and development standards that would foster a more urban environment with higher residential densities and a mixture of land uses. Two amendments to the Downtown Specific Plan have been approved since then to allow ground-floor residential uses as part of a planned development at 700 W. Grand Avenue (Ordinance No. 2016-16), and drive-thru restaurants as a conditional use in the Centre City Urban and Gateway Transit Districts of the Specific Plan (Ordinance No. 2018-18).

**BACKGROUND:**

The Planning Division has received a request from Integral Communities to initiate an amendment to the Downtown Specific Plan in order to accommodate the redevelopment of the former Palomar Hospital site and surrounding properties. The properties have a General Plan land use designation of Specific Plan Area (SPA #9), and are within the Historic Downtown District of the Downtown Specific Plan. Pursuant to Chapter VIII of the Downtown Specific Plan, projects requiring an amendment to said Specific Plan must be brought before the City Council for initiation prior to submittal of an application.

Request for Authorization to Process an Amendment to the Downtown Specific Plan to Accommodate the Redevelopment of the Former Palomar Hospital Site and Surrounding Properties

December 19, 2018

Page 2

In addition to the Specific Plan Amendment request, Integral Communities would also be submitting applications for a Master and Precise Development Plan, a Tentative Subdivision Map, and a Development Agreement to accommodate a multi-family residential project of up to 450 dwelling units with a small commercial/office/recreation component. It is anticipated that an Environmental Impact Report would be prepared for the project. A letter from Integral Communities summarizing their potential project is attached to this staff report as Attachment 1. Details of the proposed project will be analyzed by city staff once a formal application is submitted. It is possible that the project description may change as a result of issues identified during review of the proposal. Any changes would be reviewed to ensure that they meet the strategic goals identified in the Downtown Specific Plan.

The request being made by Integral Communities at this time is only to allow them to submit an application to amend the Downtown Specific Plan. The City Council's decision on this request does not grant approval for an amendment, nor does it commit the City Council to any future decision on the merits of the project. Rather, it allows city staff to process the application. Once the application has been reviewed and the necessary environmental analysis has been conducted, the project will be presented to the City Council for consideration. At that time, the City Council would make a decision as to whether to approve the project.

The Downtown Specific Plan can be found at the following link:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/DowntownSpecificPlan.pdf?v=3>

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA) requires all projects to be reviewed to assess potentially significant impacts to the environment unless they are exempt from such review by guidelines of the act. The request being made at this time is statutorily exempt from the CEQA pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies, which states that "A project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or Negative Declaration." Since the request involves only the consideration of whether to process an application for an amendment to the Downtown Specific Plan, and not the amendment itself, action taken by the City Council on this item provides only general direction and does not have a legally binding effect on any possible future discretionary action.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martin*, Director of Community Development  
12/12/2018 5:23 p.m.

*Adam Finestone*, Principal Planner  
12/12/2018 4:15 p.m.

ATTACHMENT:

1. Attachment 1 – Project Summary Letter



**INTEGRAL**  
Communities  
A DIVERSIFIED REAL ESTATE COMPANY

December 5, 2018

Mr. Adam Finestone  
City of Escondido  
201 North Broadway  
Escondido CA 92025

Re: Palomar Heights Application

Dear Mr. Finestone,

In summary, the application for the Palomar Heights project will include:

A Tentative Subdivision Map and Planned Development Plan and a Precise Planned Development Plan, a Specific Plan Amendment and an Environmental Impact Report for up to 450 dwelling units, 5,500 SF of potential recreation, commercial and / or office space. Residential uses in the community will include a mix of for sale and for rent opportunities.

An amendment to the Specific Plan will be processed to allow for a Palomar Heights district within the Historic Downtown District.

Sincerely,

A handwritten signature in blue ink that reads "Ninia Hammond".

Ninia Hammond  
Project Manager

## CITY COUNCIL STAFF REPORT

**Consent Item No. 6**

**December 19, 2018**

**File No. 0600-10, A-3277**

SUBJECT: Regional General Permit (RGP) 94 – Channel Maintenance Program Implementation and Renewal

DEPARTMENT: Utilities Department, Environmental Programs Division

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2018-184, authorizing the Mayor and the Interim City Clerk to execute a Consulting Agreement with ICF Jones & Stokes, Inc. (ICF) in the amount of \$259,278 for management of the channel maintenance program implementation and renewal.

FISCAL ANALYSIS:

Funds are available in Capital Improvement Project (CIP) No. 807502, Permitted Channel Maintenance.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the City Council Action Plan regarding Neighborhood Improvement. The channel maintenance program implements approved Watershed Quality Improvement Plans that focus on minimizing trash, debris, and pathogens from entering creeks and storm drains.

PREVIOUS ACTION:

On July 13, 2011, the City Council adopted Resolution No. 2011-97, authorizing a consulting agreement in the amount of \$269,990 with AECOM Technical Services, Inc. (AECOM) to develop final Regional General Permit (RGP) application materials and for biological technical support. The RGP is a comprehensive permit issued by three State and Federal regulatory agencies to allow mechanized removal of vegetation, sediment, and debris from 63 open storm channels.

On March 6, 2013, the City Council adopted Resolution No. 2013-24, approving the proposed Channel Maintenance Program activities and mitigation approach prior to RGP application submittal to regulatory agencies. At the same meeting, the City Council approved the Mitigated Negative Declaration (ENV12-0001), which outlines the program's mitigation measures to minimize environmental impacts, prepared in accordance with the California Environmental Quality Act (CEQA).

On January 14, 2015, the City Council adopted Resolution No. 2015-11, authorizing a \$535,633 two-year contract with AECOM to provide consultant services to support compliance with environmental permits related to channel maintenance. This work included installation of a wetland mitigation area in Kit Carson Park, and providing monitoring and compliance reporting support for Utilities and Public Works staff who implement channel maintenance activities. The contract was amended on March 22, 2017, for an additional \$99,798 to extend services into 2018.

On August 22, 2018, the City Council adopted Resolution No. 2018-136, authorizing a \$147,541 agreement with Habitat West, Inc. to manage the Kit Carson Park Wetland Permits Mitigation Areas Project.

BACKGROUND:

The City's Public Works Department maintains a drainage network of pipes and open channels, which allow storm water to flow from streets and neighborhoods to creeks, lakes, and lagoons. Maintenance activities prevent area flooding and use heavy equipment to remove vegetation, sediment, and debris from earthen and concrete-lined channels, some of which contain flowing water year-round. Utilities/Environmental Programs works closely with Public Works staff to ensure City compliance with State and Federal regulations, including the Clean Water Act (Sections 401 and 404) and Endangered Species Act, related to maintenance activities in Municipal Separate Storm Sewer System (MS4) channels and sensitive wetland habitat impacts.

In 2004, San Diego region municipalities were directed to halt channel maintenance programs unless the activities were permitted by State and Federal agencies, including the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. The City of Escondido then embarked on a comprehensive permitting approach, a Regional General Permit (RGP). The RGP requires extensive baseline habitat and vegetation surveys, negotiations of wetland mitigation requirements, and complex permit provisions, including annual reporting of biological, archeological, and cultural surveys, and monitoring during maintenance activities. During the period while permit negotiations and lengthy agency approval processes (2004-2015) were ongoing, most of Escondido's channels were not maintained. This resulted in significant vegetation accumulation, citizen complaints, and flooding concerns.

In August 2015, the three regulatory agencies mentioned above issued RGP 94 to the City to allow regular work in 63 maintenance facilities, including the entire 6.3-mile-long Escondido Creek flood control channel. Since 2015, 11,226 cubic yards of silt, vegetation, and trash debris has been removed from open channels. The Utilities Department also oversaw the installation of a 4.4-acre wetland mitigation project near Eagle Scout Lake in Kit Carson Park. Biological support services are required for the ongoing maintenance to monitor and document wetland impacts, perform endangered bird surveys, and support annual reporting and other coordination with the agencies. A Capital Improvement Program (CIP) Project was established to support this work in 2015 with regular funding from the Wastewater Enterprise Fund.

The five-year permit, due for renewal in 2020, includes language allowing for additional sites to be incorporated into future permit iterations. Since the RGP was approved, approximately 30 additional facilities have been identified by the Public Works Department as needing maintenance to prevent flooding or damage to infrastructure. Attachment "1" shows: areas that were previously assessed during the initial permit application process in 2010 (yellow-filled areas, also known as "Phase I"); areas authorized for maintenance under the original RGP 94 (black hatch-marked areas); and areas to be proposed as additions to those authorized for maintenance via an amendment to RGP 94 (red-filled areas). It should be noted that some of the red-filled areas that are proposed for addition to the RGP 94 were considered for inclusion during Phase I. Technical consultant support is necessary to prepare and submit required documentation about additional locations, including habitat maps, maintenance limits, and complex tables of impacts and calculated mitigation areas. This constitutes an amendment to RGP 94, and will require updated California Environmental Quality Act (CEQA) documents and a new mitigation plan for wetland impacts.

A Request for Proposals for two years of consultant support was sent to eight environmental firms that specialize in biological monitoring and permitting. Significant program documentation was provided to applicants to support a fair proposal process. Four proposals were received and reviewed by City staff (Utilities/Environmental Programs and Public Works) for responsiveness, understanding of the work, proposed project approach, scope of work, relevant experience, project team, schedule, and proposed fee. Recon Environmental, Inc. was not selected because their proposed fee was significantly higher than the next highest bidder. The lowest bidder, Helix Environmental Planning, Inc., was not selected due to a lack of specificity in proposed approach and limited staff experience in similar regional channel maintenance permitting agency negotiations.

The second lowest bidder, AECOM, has been supporting the City in permit compliance since 2010. In recent years, AECOM's contract representative has changed multiple times and the level of service has diminished. Although AECOM's proposal identified a respected project manager who also oversees many other projects within the San Diego region, the proposal includes a support staff member with minimal experience in channel maintenance permitting and minimal local experience. Staff closely considered the second highest proposal, ICF Jones & Stokes, Inc. (ICF), which was approximately seven percent higher than AECOM's fee. The ICF project manager is a well-known regulatory expert who previously worked on RGP 94 while working for the U.S. Army Corps of Engineers, and with another previous employer. The City invited the ICF project team for an interview and was impressed by their depth of knowledge of the current permits and regulatory staff needs, as well as their creative and new ideas for permit renewal and implementation. City staff strongly believe ICF is best suited to get channel maintenance permits renewed and amended in 2020 without any lapse in permit coverage. Therefore, ICF's proposal will be the most advantageous to the city, taking into consideration the evaluation criteria set forth in the request for proposals.

If approved, the two-year contract with ICF will end in December 2020 unless extended or amended.

The contract tasks are as follows:

- Project management;
- Ongoing biological and cultural resource monitoring and annual reporting support;
- Baseline data collection for additional channel maintenance sites;
- Agency coordination and permit renewal, including developing a new mitigation plan and updated CEQA documents; and
- Extended technical services.

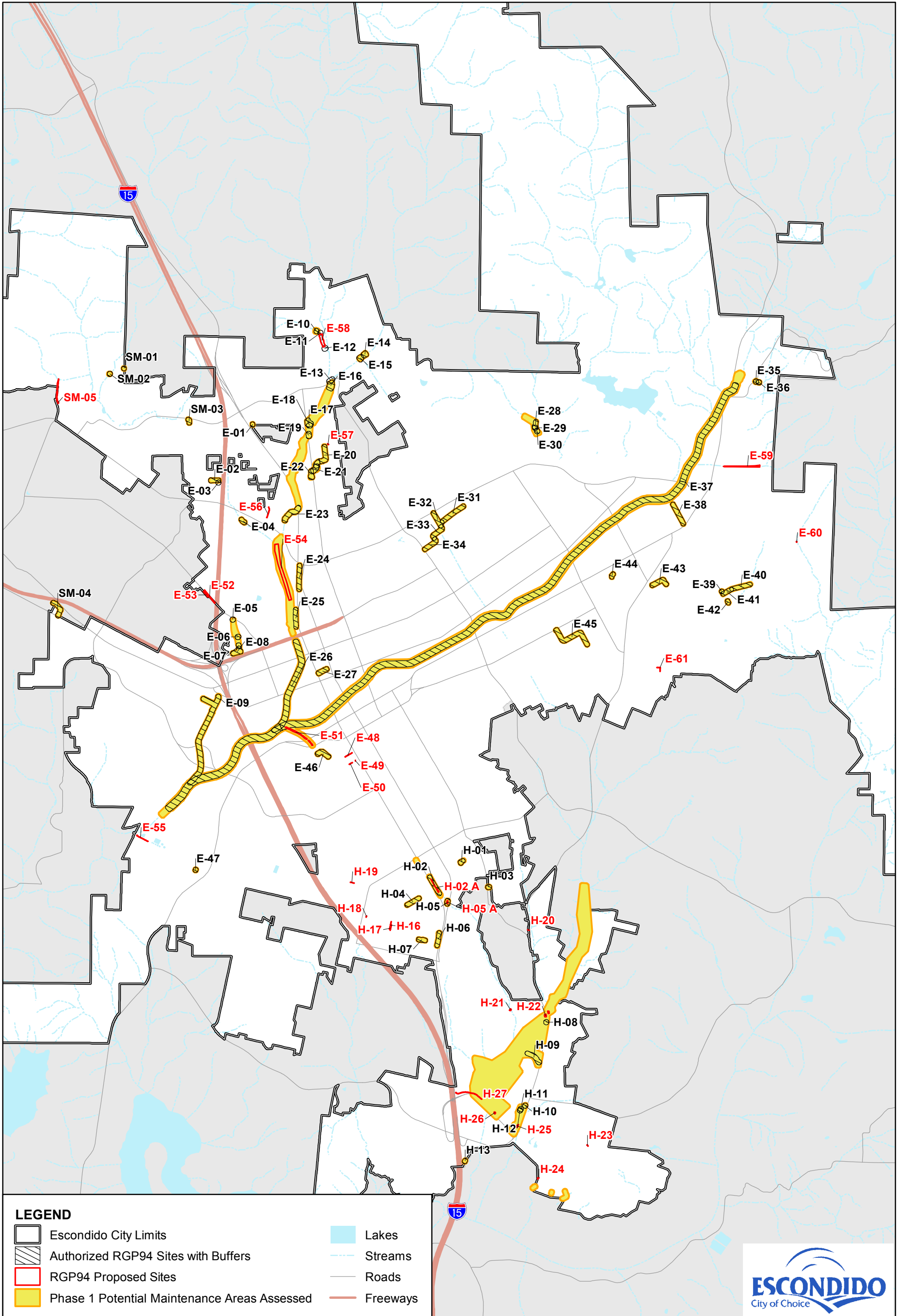
APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Christopher W. McKinney*, Director of Utilities  
12/12/2018 5:17 p.m.

ATTACHMENTS:

1. Attachment 1 – Map of Current RGP Sites and Proposed New Sites
2. Resolution No. 2018-184
3. Resolution No. 2018-184 – Exhibit “1” Consulting Agreement



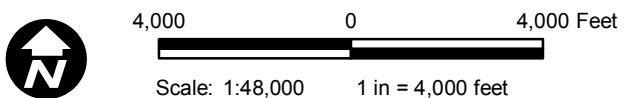


**LEGEND**

- |  |          |
|--|----------|
| Escondido City Limits                        | Lakes    |
| Authorized RGP94 Sites with Buffers          | Streams  |
| RGP94 Proposed Sites                         | Roads    |
| Phase 1 Potential Maintenance Areas Assessed | Freeways |



Source: SanGIS 2016, 2017; City of Escondido 2018; USGS 2016



**KEY MAP - ALL MAINTENANCE FEATURES**

RGP 94 CHANNEL MAINTENANCE  
CITY OF ESCONDIDO



Path: P:\\_6042\60426979\_EscRGP-Implm\900-CAD-GIS\920 GIS\922\_Maps\Channel\_Maintenance\Key\_Map\_portrait\_withPhase1.mxd, augellop, 7/9/2018, 7:42:50 PM

DATE: 7/9/2018

RESOLUTION NO. 2018-184

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 CONSULTING AGREEMENT WITH ICF JONES & STOKES, INC. TO PROVIDE CONSULTANT SERVICES TO IMPLEMENT PERMITTED CHANNEL MAINTENANCE

WHEREAS, the City Council has allocated funds for the implementation of permitted channel maintenance; and

WHEREAS, the channel maintenance permits issued by State and Federal Resource Agencies must be renewed in 2020; and

WHEREAS, the City of Escondido ("City") wishes to amend the channel maintenance permits by adding more locations for dredging and removing vegetation from drainage areas; and

WHEREAS, it is a condition of channel maintenance permits to implement pre-maintenance surveys prior to initial maintenance at certain locations; and

WHEREAS, ICF Jones & Stokes, Inc. has the expertise and experience to provide the necessary services to assist the City with permit renewal and compliance; and

WHEREAS, the City Council deems it in the best public interest to award this contract to ICF Jones & Stokes, Inc. in the amount of \$259,278.

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 authorizes the Mayor and City Clerk to execute, on

behalf of the City, a Consulting Services Agreement with ICF JONES & STOKES, INC. in substantially similar form to that which is attached and incorporated to this Resolution as Exhibit "1," and subject to final approval as to form by the City Attorney.



CITY OF ESCONDIDO  
CONSULTING AGREEMENT

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Between: CITY OF ESCONDIDO  
a Municipal Corporation  
201 N. Broadway  
Escondido, California 92025  
Attn: Kim Silva  
760-839-4076  
("CITY")

And: ICF Jones & Stokes, Inc.  
525 B Street, Suite 1700  
San Diego, CA 92101  
Attn: Lanika Cervantes  
858-444-3916  
("CONSULTANT")

Witness that whereas:

- A. It has been determined to be in the CITY's best interest to retain the professional services of a consultant to provide consulting services for implementation and renewal of Regional General Permit 94 for Channel Maintenance Activities; and
- B. The CONSULTANT is considered competent to perform the necessary professional services for CITY;

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

- 1. Services. The CONSULTANT will furnish all of the services as described in "Attachment A" which is attached and incorporated by this reference.
- 2. Compensation. The CITY will pay the CONSULTANT in accordance with the conditions specified in "Attachment A," in the sum not to exceed \$259,277.91. Any breach of this Agreement will relieve CITY from the obligation to pay CONSULTANT, if CONSULTANT has not corrected the breach after CITY provides notice and a reasonable time to correct it. If this Agreement is amended at any time, additional compensation of CONSULTANT contained in subsequent amendment(s) shall not exceed a cumulative total of twenty-five percent (25%) of the maximum payment provided for in this Section 2.

3. Scope of Compensation. The CONSULTANT will be compensated for performance of tasks specified in "Attachment A" only. No compensation will be provided for any other tasks without specific prior written consent from the CITY.
4. Duties. CONSULTANT will be responsible for the professional quality, technical accuracy, timely completion, and coordination of all reports and other services furnished by the CONSULTANT under this Agreement, except that the CONSULTANT will not be responsible for the accuracy of information supplied by the CITY.
5. Personnel. The performance of services under this Agreement by certain professionals is significant to the CITY. CONSULTANT will assign the persons listed on "Attachment B," which is attached and incorporated by this reference, to perform the Services described in Paragraph 1, and will not add or remove persons from the list without the prior written consent of the CITY. If no designation is made, then CONSULTANT may not assign services without obtaining the advance written consent of the CITY. CONSULTANT will not subcontract any tasks under this Agreement without obtaining the advance written consent of the CITY.
6. Termination. Either CONSULTANT or the CITY may terminate this Agreement with thirty (30) days advance written notice.
7. City Property. All original documents, drawings, electronic media, and other material prepared by CONSULTANT under this Agreement immediately becomes the exclusive property of the CITY, and may not be used by CONSULTANT for any other purpose without prior written consent of the CITY.
8. Insurance.
  - a. The CONSULTANT shall secure and maintain at its own cost, for all operations, the following insurance coverage, unless reduced by the City Attorney:
    - (1) General liability insurance. Occurrence basis with minimum limits of \$1,000,000 each occurrence, \$2,000,000 General Aggregate, and \$1,000,000 Products/Completed Operations Aggregate; and
    - (2) Automobile liability insurance of \$1,000,000 combined single-limit per accident for bodily injury and property damage, unless waived as provided in 8(b) below; and
    - (3) Workers' compensation and employer's liability insurance as required by the California Labor Code, as amended, or certificate of sole proprietorship; and
    - (4) Errors and Omissions professional liability insurance with minimum coverage of \$1,000,000.
  - b. It is the parties' understanding that the use of a motor vehicle is not a primary subject of this Agreement. CONSULTANT acknowledges that operating a motor vehicle is outside the scope of this Agreement and occurs only at the convenience of the CONSULTANT. A waiver of automobile liability insurance is only effective if both sets of initials appear below, otherwise such insurance is required.

Acknowledged by CONSULTANT \_\_\_\_\_

Waiver appropriate by CITY \_\_\_\_\_

- c. Each insurance policy required above must be acceptable to the City Attorney.
    - (1) 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.
    - (2) All non-admitted carriers will be required to provide a service of suit endorsement in addition to the additional insured endorsement.
    - (3) Both the General Liability and the Automobile Liability policies must name the CITY specifically as an additional insured under the policy on a separate endorsement page. The CITY includes its officials, employees, and volunteers. The endorsement must be ISO Form CG 20 10 11 85 edition or its equivalent for General Liability endorsements and CA 20 01 for Automobile Liability endorsements.
    - (4) The General Liability policy must include coverage for bodily injury and property damage arising from CONSULTANT's work, including its on-going operations and products-completed operations hazard.
    - (5) The General Liability policy must be primary and noncontributory and any insurance maintained by CITY is excess.
  - d. In executing this Agreement, CONSULTANT agrees to have completed insurance documents on file with the CITY within fourteen (14) days after the date of execution. Failure to comply with insurance requirements under this Agreement will be a material breach of this Agreement, resulting in immediate termination at CITY's option.
9. Indemnification. CONSULTANT (which in this paragraph 9 includes its agents, employees and subcontractors, if any) agrees to indemnify, defend, and hold harmless the CITY from all claims, lawsuits, damages, judgments, loss, liability, or expenses, including attorneys' fees, for any of the following:
- a. Any claim of liability arising out of the negligence or any acts or omissions of CONSULTANT in the performance of this Agreement;
  - b. Any personal injuries, property damage or death that CONSULTANT may sustain while using CITY-controlled property or equipment, while participating in any activity sponsored by the CITY, or from any dangerous condition of property; or
  - c. Any injury or death which results or increases by any action taken to medically treat CONSULTANT.
10. Anti-Assignment Clause. The CONSULTANT may not assign, delegate or transfer any interest or duty under this Agreement without advance written approval of the CITY, and any attempt to do so will immediately render this entire Agreement null and void. Unless CONSULTANT assigns this entire Agreement, including all rights and duties herein, to a third party with the CITY'S written consent, CONSULTANT shall be the sole payee under this Agreement. Any and all payments made pursuant to the terms of this Agreement are otherwise not assignable.
11. Costs and Attorney's Fees. In the event that legal action is required to enforce the terms and conditions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs.

12. Independent Contractor. CONSULTANT is an independent contractor and no agency or employment relationship, either express or implied, is created by the execution of this Agreement.
13. Merger Clause. This Agreement and its Attachments, if any, are the entire understanding of the parties, and there are no other terms or conditions, written or oral, controlling this matter. In the event of any conflict between the provisions of this Agreement and any of its Attachments, the provisions of this Agreement must prevail.
14. Anti-Waiver Clause. None of the provisions in this Agreement will be waived by CITY because of previous failure to insist upon strict performance, nor will any provision be waived by CITY because any other provision has been waived, in whole or in part.
15. Severability. The invalidity in whole or in part of any provision of this Agreement will not void or affect the validity of any other provisions of this Agreement.
16. Choice of Law. This Agreement is governed by the laws of the State of California. Venue for all actions arising from this Agreement must be exclusively in the state or federal courts located in San Diego County, California.
17. Multiple Copies of Agreement/Counterparts. Multiple copies and/or counterparts of this Agreement may be executed, including duplication by photocopy or by computerized scanning device. Each duplicate will be deemed an original with the same effect as if all the signatures were on the same instrument. However, the parties agree that the Agreement on file in the office of the Escondido City Clerk is the copy of the Agreement that shall take precedence should any differences exist among copies or counterparts of the document.
18. Provisions Cumulative. The foregoing provisions are cumulative and in addition to and not in limitation of any other rights or remedies available to the CITY.
19. Notices to Parties. Any statements, communications or notices to be provided pursuant to this Agreement must be sent to the attention of the persons indicated below. Each party agrees to promptly send notice of any changes of this information to the other party, at the address first above written.
20. Business License. The CONSULTANT is required to obtain a City of Escondido Business License prior to execution of this Agreement.
21. Compliance with Applicable Laws, Permits and Licenses. CONSULTANT shall keep itself informed of and comply with all applicable federal, state, and local laws, statutes, codes, ordinances, regulations, and rules in effect during the term of this Agreement. CONSULTANT shall obtain any and all licenses, permits, and authorizations necessary to perform services set forth in this Agreement. Neither CITY, nor any elected nor appointed boards, officers, officials, employees, or agents of CITY shall be liable, at law or in equity, as a result of any failure of CONSULTANT to comply with this section.
22. Immigration Reform and Control Act of 1986. CONSULTANT shall keep itself informed of and comply with the Immigration Reform and Control Act of 1986. CONSULTANT affirms that as an employer in the State of California, all new employees must produce proof of eligibility to work in the United States within the first three days of employment and that only employees legally eligible to work in the United States will be employed on

this public project. CONSULTANT agrees to comply with such provisions before commencing and continuously throughout the performance of this Agreement.

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

CITY OF ESCONDIDO

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

\_\_\_\_\_  
Paul McNamara  
Mayor

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

\_\_\_\_\_  
Eva Heter  
Interim City Clerk

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

ICF JONES & STOKES, INC.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name & Title (please print)

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.



# ATTACHMENT A

## Regional General Permit (RGP) 94 – Channel Maintenance Program Implementation and Renewal

### **OVERVIEW**

This Scope of Work outlines the work to be performed by ICF Jones & Stokes, Inc. (Consultant) on behalf of the City of Escondido (City) to provide permit compliance support, including on-call resource monitoring, permit condition tracking, and annual reporting. The Consultant will help the City secure authorization from applicable regulatory agencies to renew and amend RGP 94 prior to permit expiration in August 2020. This effort will include proposing up to thirty (30) additional maintenance locations, and designing supplemental wetland mitigation, along with other activities requested by the City or regulatory agencies.

### **SCOPE OF WORK**

#### **Task 1.0 – Project Management**

Project Manager Lanika Cervantes and the technical task leads will serve as an extension of City staff and as advisors. Supporting staff will report directly to the appropriate technical task lead, and technical task leads will report directly to the project manager. Although the project manager will be the City's main point of contact, technical task leads may also directly report to the City to ensure proper and clear communication of their discipline's tasks.

This task will include the following:

- Management of permit compliance tracking and reporting requirements and provision of recommended management measures to the City (ICF will work with the City to implement systems to streamline reporting and documentation of compliance with all permit provisions).
- Preparation and submittal of all agency notifications (including quarterly notifications) in accordance with permit conditions. Including brief technical memoranda and/or facilitate coordination efforts with agencies.
- Weekly email correspondence; up to eight in-person meetings with the City; up to three one-hour training events for Public Works field crews and preparation of meeting notices, agenda, and minutes.
- Managing GIS database for the RGP 94 Program, including periodic updates (including a GIS data dictionary with metadata) and map layers to the City upon request and project completion.
- ICF will also be responsible for providing reproduction and distribution of documents including electronic files and printed versions.

#### *Deliverables*

- Eight quarterly reports to the RWQCB
- GIS data
- Meeting agendas, notices, and minutes

#### **Task 2.0 Ongoing Resource Monitoring and Annual Reporting Support**

ICF will work closely the City to understand maintenance schedules and environmental compliance procedures set forth in the first 3 years of the RGP 94 Program implementation. ICF will be able to respond to monitoring or survey requests with little lead time. In addition, to improve overall efficiency in collecting and tracking pre- activity and monitoring data, ICF will use a combination of a GIS viewing platform, ArcCollector, and a custom form in a third-party mobile data collection platform (such as Fulcrum).

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## **Task 2.1 Pre-Activity Biological Surveys**

Pre-activity surveys are only required at sites where maintenance has not been completed in the past 2 years (earthen channels) or 3 years (concrete channels). ICF will review past annual reports and tables to identify sites that will require pre-activity surveys for the 2019 and 2020 maintenance years. ICF will conduct pre-activity surveys no earlier than 3 days prior to maintenance activities, and they may include comparing current and baseline conditions, updating listed species potential to occur as needed, performing nesting bird surveys and establishing avoidance buffers, flagging avoidance areas, and measuring bankfull width and depth for earthen channels. ICF will complete up to 20 pre-activity biological surveys at four hours per survey.

## **Task 2.2 Focused Bird Surveys**

Focused least Bell's vireo and/or coastal California gnatcatcher surveys are required when work will occur during the nesting season (February 15 - September 15) at sites suitable for these species. Each focused survey must consist of three separate visits, with the third visit no more than 3 days prior to maintenance activities. Where focused surveys occur, they will supersede the need for separate nesting bird surveys. This task includes up to 10 focused bird surveys per year for a total of 20 focused bird surveys at three hours per survey for the duration of the two-year contract.

## **Task 2.3 Biological Resource and Water Quality BMP Compliance Monitoring**

ICF will perform biological and water quality best management practices (BMPs) monitoring for the maintenance activities, which will include recordkeeping in a log sheet, ensuring the appropriate water quality BMPs are properly in place, communicating with field crews and other City staff, and ensuring facility maintenance limits are adhered to. Up to 42 full days of monitoring are included in this task.

## **Task 2.4 Cultural Resource Monitoring**

ICF will perform cultural resource monitoring for maintenance activities at two authorized facilities that have not been previously maintained. Up to 10 full days of cultural monitoring are included in this task.

## **Task 2.5 Annual Reports**

ICF will prepare a full draft of the annual report for the City to review by February 1 for each year of the two-year contract. Once approved by the City, ICF will submit the annual report to the agencies by March 1 of each year.

### *Deliverables*

- Pre-activity survey forms (including focused bird survey notes) included as attachments to the annual report
- Monitoring logs with field notes for each monitoring day included as attachments to the annual report
- Cultural monitoring logs with field notes for each monitoring day and a summary monitoring memorandum, included as attachments to the annual report
- Draft and final annual report (one for each of the 2 years)

## **Task 3.0 Baseline Data Collection for Additional Channel Maintenance Sites**

ICF understands that up to 30 additional maintenance facilities are proposed to be incorporated into the RGP 94 Program upon renewal. Baseline surveys are needed at these additional facilities to include in the RGP 94 Program renewal documents. Below are the baseline surveys that will be required.

# ATTACHMENT A

## **Task 3.1 Biological Field Assessments and Table Updates**

ICF will conduct biological field assessments of up to 30 locations to document current conditions within proposed maintenance limits and a 100-foot buffer area. The biological field assessment will include completing a jurisdictional delineation (JD), vegetation community mapping, and a habitat assessment to identify the potential for listed species. In addition, a general description of the maintenance area and its buffer and date-stamped photo documentation of the facility and any maintenance concerns (e.g., debris accumulation) will be collected. Biological baseline surveys will occur immediately following contract award to determine the amount of mitigation to be required. Upon the completion of the field assessment, ICF will update the existing tables with the baseline data for the 30 additional sites. The information to update in the tables includes baseline JD and vegetation, maintenance equipment, areas and categories of impact, and estimated mitigation required based on the RGP 94 Program pre-approved mitigation ratios. Preparation of a report or memorandum is not included in this task.

### *Deliverables*

- JD forms, site JD, vegetation, and maintenance area maps and GIS files, and other field assessment files (e.g. photographs and field data forms)
- Facility summary forms, table(s) of facilities, habitat, and potential impacts to aid in permit amendment application forms and agency assessment of required mitigation

## **Task 3.2 Cultural Records Search and Pedestrian Survey**

This task is required for the USACE to complete Section 106 consultation described in Task 4.3. ICF will conduct a cultural resources records search and literature review of up to 30 locations and one mitigation site, plus a 1/4-mile buffer around these locations, from the South Coastal Information Center. ICF will then conduct a pedestrian survey to determine if cultural resources exist at any of the aforementioned locations. Cultural surveys will commence once the City and ICF agree to move forward with a specific mitigation site (Task 4.2), limiting the need for a separate records search and survey for the mitigation site. The report for this effort is included under Task 4.3.

## **Task 4.0 Agency Coordination and Permit Renewal**

Below are the anticipated subtasks that will be required to receive final renewed permits.

### **Task 4.1 Agency Coordination**

ICF will coordinate with the project team and the agencies (USACE, RWQCB, and CDFW) throughout the permit renewal processing period. ICF will submit additional information requests promptly to reduce any delays in the permit renewals. Such coordination may include: Up to five two-hour agency meetings (including field meetings); Responses to additional information requests by the agencies; and Continuous coordination with the project team and agencies on project status updates, including email correspondence or conference calls

### **Task 4.2 Mitigation Identification and Habitat Mitigation and Monitoring Plan**

ICF will prepare a mitigation opportunities memorandum that describes the amount and type of mitigation available, as well as the estimated cost for each option, for the City's consideration and for submittal and discussion with the agencies. ICF will work with the City to identify appropriate mitigation for the unavoidable impacts to aquatic resources, including potential mitigation opportunities within Kit Carson Park, or with outside organizations or mitigation banks.

# ATTACHMENT A

If permittee-responsible mitigation is chosen, ICF will prepare an HMMP in accordance with the mitigation requirements of the USACE and U.S. Environmental Protection Agency Compensatory Mitigation for Losses to Aquatic Resources; Final Rule [Final Mitigation Rule, 33 CFR Parts 325 and 332 (2008)] and the USACE 2015 Mitigation and Monitoring Guidelines for HMMPs. As part of the HMMP preparation, ICF will conduct baseline surveys of the selected mitigation site including a JD to assess jurisdiction limits, vegetation community mapping, habitat assessment, and cultural resource surveys. Cultural resource surveys for this site will occur concurrently with baseline surveys for the 30 additional sites; therefore, costs for this survey are addressed by Task 3.2.

## *Deliverables*

- Mitigation opportunities memorandum and HMMP (draft and final)

### **Task 4.3 Regulatory Permit Amendments**

ICF will prepare permit amendment packages that focus on the additional sites to be added to RGP 94 Program, with a summary of the full project as a whole. ICF will also review all the existing permit conditions, coordinate with the City on existing permit conditions that have been identified as problematic or unclear, and provide recommended modifications as part of the permit amendment packages.

### **USACE Section 404 Permit Amendment Package**

ICF will prepare a Section 404 permit amendment request for the project that contains the updated project documents that address the new facilities, as well as a discussion of the program as a whole. As part of the Section 404 permit process the following documents are required and will be prepared by ICF.

- *Public Notice.* ICF will draft the public notice for the USACE to expedite preparation and posting. ICF will also draft responses for up to six public comment letters (two pages each) received during the comment period.
- *NEPA Environmental Assessment (EA).* ICF will prepare an updated draft EA for review and finalization by USACE staff building off of the EA finalized for the current RGP 94 Program.
- *Section 7 Biological Assessment (BA) Addendum and Consultation Support.* ICF will prepare a BA addendum that builds off of the BA prepared for the current RGP 94 Program. The addendum will focus on the 30 additional facilities and address potential effects to federally listed species, updates to the conservation measures (if needed), updated total impact calculations, and a discussion of the entire RGP 94 Program. ICF will also draft the USACE's Section 7 consultation letter.
- *Section 106 Cultural Memorandum and Consultation Support.* ICF will prepare a cultural resources technical memorandum needed to support USACE's Section 106 finding of effect. ICF will provide updated forms for newly identified and previously documented archaeological and historic built resources as an appendix to the technical memorandum. ICF will request a Sacred Lands File Search from the Native American Heritage Commission and obtain a list of potentially interested Native Americans. ICF will draft tribal consultation letters and a Section 106 consultation initiation letter for the USACE to submit.

### **RWQCB Section 401 Permit Amendment Package**

ICF will prepare a renewal letter request for the Section 401 water quality certification. The request will include a detailed description of the new project sites and the comprehensive project, a water quality plan identifying project-specific BMPs, CEQA documentation, and a brief description of the mitigation proposal.

# ATTACHMENT A

## **CDFW Section 1602 Permit Amendment Package**

ICF will prepare a lake and streambed alteration extension form and an amendment form, including an attachment that includes all information required in a full lake or streambed alteration notification form for the new facilities. The package will include the completed forms, a detailed project description, CEQA documentation, and a brief description of the mitigation proposal.

### *Deliverables*

- USACE Section 404 permit amendment package (draft and final)
- Supporting documents: draft public notice, draft EA, BA amendment, cultural resources memorandum, tribal letters, and Section 106 initiation letter (draft and final)
- RWQCB Section 401 permit amendment package (draft and final)
- CDFW Section 1602 permit amendment package (draft and final)

## **Task 4.4 California Environmental Quality Act**

ICF will prepare an supplemental MND to the February 2013 final MND for the City of Escondido Channel Maintenance Activities program to cover new or more severe significant impacts from additional sites.

### *Deliverables*

- Electronic versions (Word) of supplemental MND draft and final (Word and PDF)

## **Task 5.0 Extended Services**

ICF will provide as-needed environmental services as requested by the City. Extended services may include those not specifically identified in the tasks outlined above, but that are required to receive final approvals. This task may include the following services: biological resource studies; wetland delineations/jurisdictional determinations; endangered species analyses; cultural resources investigations; air quality, noise, and/or visual studies; and landscaping/architectural assessments. Work under this task will be conducted as authorized by the City. A 10 percent set-aside has been added to the proposed fee to cover work under this task.

## **COMPENSATION**

Work will commence upon receipt of a fully executed contract.

Fee is Time and Materials not to exceed \$259,277.91

Net 30 - Consultant shall invoice City monthly as work progresses. Tasks can be fully paid only after the work for the task is completed.

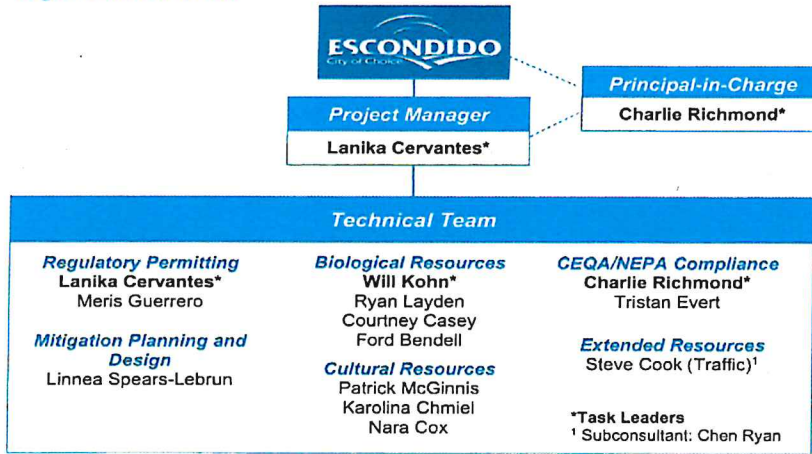
# ATTACHMENT A

**Table 1. Cost Estimate for City of Escondido RGP 94 Channel Maintenance Program Implementation and Renewal**

Task	Employee Name	Consulting Staff												Production Staff		Direct Expenses	Total Price
		Cervantes L	Kohn W	Spears-Lebrun L	McGinnis P	Richmond C	Evert T	Layden R	Bendell B	Casey C	Cox N	Chmiel K	Janssen N	Byram S			
Labor Classification	Project Role	Sr Consult I	Sr Consult II	Sr Consult II	Sr Consult II	Proj Dir	Assoc Consult III	Assoc Consult I	Tech Trnee	Assoc Consult I	Assoc Consult I	Sr Consult I	Assoc Consult III	Subtotal	Editor	Subtotal	Labor Total
<b>Task 1.0 Project Management</b>														\$0.00		\$0.00	\$0.00
Meetings/Trainings and Meeting Materials		24	24			2								\$6,945.04		\$0.00	\$6,945.04
Implementation Compliance Tracking, Notifications, Project Team Coordination		72	48										40	\$21,605.60		\$0.00	\$21,605.60
<b>Task 2.0 Ongoing Resource Monitoring and Annual Reporting Support</b>														\$0.00		\$0.00	\$0.00
Task 2.1 Pre-Activity Surveys										100			10	\$11,904.00		\$0.00	\$11,904.00
Task 2.2 Focused Bird Surveys			20						210				20	\$30,178.20		\$0.00	\$30,178.20
Task 2.3 Biological Resource and Water Quality BMP Compliance Monitoring			20						336					\$29,893.88		\$0.00	\$29,893.88
Task 2.4 Cultural Resource Monitoring					20						120	3	2	\$13,299.36		\$0.00	\$13,299.36
Task 2.5 Annual Reports		2	8						32				8	\$6,183.12	8	\$829.20	\$7,012.32
<b>Task 3.0 Baseline Data Collection for Additional Channel Maintenance Sites</b>														\$0.00		\$0.00	\$0.00
Task 3.1 Biological Field Assessments, Tables and Form Updates, Figures			60						90				60	\$26,512.20		\$0.00	\$26,512.20
Optional Task 3.2 Cultural Records Search and Pedestrian Survey					40						40	4		\$9,038.48		\$0.00	\$9,038.48
<b>Task 4.0 Agency Coordination and Permit Renewal</b>														\$0.00		\$0.00	\$0.00
Task 4.1 Agency Coordination		40	40										20	\$13,504.40		\$0.00	\$13,504.40
Task 4.2 Mitigation Identification and Habitat Mitigation and Monitoring Plan														\$0.00		\$0.00	\$0.00
Mitigation Identification and Memo		8		30									8	\$6,781.24		\$0.00	\$6,781.24
Habitat Mitigation and Monitoring Plan and Baseline Surveys		4	8	16					8	48			24	\$12,050.48	16	\$1,658.40	\$13,708.88
Task 4.3 Regulatory Permit Amendments														\$0.00		\$0.00	\$0.00
USACE Section 404 Permit Amendment Package		4								24			8	\$4,137.76		\$0.00	\$4,137.76
Public Notice		8								16			2	\$3,064.40		\$0.00	\$3,064.40
NEPA Environmental Assessment		8				4	24						8	\$5,398.80	6	\$621.90	\$6,020.70
Section 7 Biological Assessment Amendment and Consultation Support			16						24				8	\$6,031.52	6	\$621.90	\$6,653.42
Section 106 Cultural Memorandum and Consultation Support					30						30	16		\$8,189.62		\$0.00	\$8,189.62
RWQCB Section 401 Permit Amendment Package		4								24			8	\$4,137.76		\$0.00	\$4,137.76
CDFW Section 1602 Permit Amendment Package		4								24			8	\$4,137.76		\$0.00	\$4,137.76
Task 4.4 CEQA Addendum					4	20								\$2,843.80	4	\$414.60	\$3,258.40
<b>Task 5.0 Extended Services</b>																	
Total hours		178	244	46	90	10	44	364	384	188	190	23	234		40		
2018 Billing Rates		\$138.48	\$134.23	\$154.50	\$130.99	\$200.00	\$102.19	\$118.56	\$80.98	\$106.06	\$84.12	\$108.52	\$129.80		\$103.65		
Subtotals		\$24,649.44	\$32,752.12	\$7,107.00	\$11,789.10	\$2,000.00	\$4,496.36	\$43,155.84	\$31,096.32	\$19,939.28	\$15,982.80	\$2,495.96	\$30,373.20	\$225,837.42	\$4,146.00	\$4,146.00	\$229,983.42
<b>Direct Expenses</b>																	
523.05 Travel, Auto, incld. Mileage at current IRS rate (.545/mile)																	\$6,000
523.07 Surveys and Reports																	\$1,200
Direct expense subtotal																	\$7,200
Total price, without Optional Task																	\$250,239.43
Total price, with Optional Task																	\$259,277.91

**ATTACHMENT B**

**Organizational Chart**



**Key Staff Biographies**



**Lanika Cervantes** will serve as project manager and regulatory task lead. She was selected for this role based on her previous experience with the RGP 94 Program, her experience with the City's RGP 87 Project, and her experience managing several programmatic permit efforts within Southern California, including leading the **programmatic permitting for Laguna Niguel and development of the programmatic permits for OCTA M2 13 Freeway Projects**. Lanika has nine years of experience and was a project manager with the USACE for four of those years. As a former regulator, she brings internal know-how and trusted relationships with resource agencies, including the USACE, CDFW, USFWS, and San Diego Regional Water Quality Control Board (RWQCB). Her knowledge has been integral to our ability to expedite agency reviews, negotiate fair and reasonable permit conditions, and streamline permits and approvals.

Regional General Permit (RGP) 94 – Channel Maintenance Program Implementation and Renewal



**Charlie Richmond** will serve as the principal-in-charge and CEQA/NEPA compliance task lead. He is a principal consultant with more than 16 years of experience preparing CEQA and NEPA documents in San Diego. Charlie leads a team of 10 environmental planners and has managed dozens of complex EIRs, several joint EIRs/EISs, numerous MNDs, and several environmental assessments with findings of no significant impact pursuant to NEPA. Several of his projects have received Outstanding Environmental Analysis awards or similar recognitions.



**Will Kohn** will serve as biological resources task lead. He is a senior wildlife biologist with 25 years of experience in wildlife biology and management, mitigation planning and monitoring, endangered species assessments, and conservation biology planning. Will has conducted wildlife surveys and been the lead biologist on numerous projects throughout the southern California. Will has conducted nesting bird surveys throughout San Diego County, including least Bell's vireo surveys along the Santa Margarita River, Otay River, and Tijuana River and coastal California gnatcatcher surveys in Fallbrook, Lakeside, Olay, and the Tijuana River Valley. He has worked with federal and state resource agencies to identify project impacts and develop project-specific mitigation measures to minimize and avoid impacts to wildlife species.

**Key Staff Availability**

Name	Availability
Lanika Cervantes	40%
Charlie Richmond	30%
William Kohn	30%

Key staff will be further supported by Linnea Spears-Lebrun, a restoration ecologist, who has 12 years of experience with restoration in southern California, and Patrick McGinnis, an archaeologist who has 20 years of experience in cultural resource management in San Diego County.

## CITY COUNCIL STAFF REPORT

**Consent Item No. 7**

**December 19, 2018**

**File No. 0440-35**

SUBJECT: Adoption of Resolution No. 2018-186 Approving Recognized Obligation Payment Schedule (ROPS 19-20) for July 2019 thru June 2020

DEPARTMENT: Finance Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2018-186 to approve the Recognized Obligation Payment Schedule (ROPS 19-20) so that the Successor Agency may continue to make payments due for enforceable obligations.

FISCAL ANALYSIS:

The Successor Agency is responsible for submitting to the County Oversight Board a payment schedule for obligations of the former Redevelopment Agency. The County Oversight Board will forward this payment schedule to the State for approval. Once approved by the State, the County of San Diego will fund the payments from the County Redevelopment Property Tax Trust Fund (RPTTF).

PREVIOUS ACTION:

On January 24, 2018, the City Council approved Resolution No. 2018-13 to adopt the Recognized Obligation Payment Schedule (ROPS 18-19).

BACKGROUND:

Escondido's Redevelopment Agency ("Agency") was established in December 1984 in connection with the adoption of the Escondido Redevelopment Plan ("Plan") and formation of a redevelopment project area ("Escondido Redevelopment Project Area").

The Agency consisted of the members of the Escondido City Council, although the City and the Agency were legally separate entities. Under applicable laws, the cap on total tax increment that could be collected by the redevelopment agency was \$1.499 billion and the life of the Agency extended until 2025.

Redevelopment worked by freezing the level of property taxes at the time the Agency adopted the Plan for the Escondido Redevelopment Project Area. During the existence of redevelopment, any increases in taxes went to the Agency, rather than the various entities that would have otherwise received the tax increases. This stream of revenue (the difference between taxes at the time of formation and the amount of increases, which occur over the years) was known as "tax increment"



and could be used to pay the principal of and interest on loans, moneys advanced to, or indebtedness incurred by the redevelopment agency to finance the redevelopment project.

DISSOLUTION:

As part of the 2011 Budget Act, and in order to protect funding for core public services at the local level, the State Legislature approved the dissolution of the State's 400 plus Redevelopment Agencies (RDAs). The State of California's passage of Assembly Bill X1 26 dissolved Redevelopment Agencies and replaced them with Successor Agencies effective February 1, 2012. As a result of the elimination of the RDAs, property tax revenues are now being used to pay required payments on existing bonds, other obligations, and pass-through payments to local governments. The remaining property tax revenues that exceed the enforceable obligations are being allocated to cities, counties, special districts, and school and community college districts.

To help facilitate the wind-down process at the local level, Successor Agencies were established to manage redevelopment projects currently underway, make payments on enforceable obligations, and dispose of redevelopment assets and properties. The City of Escondido elected to serve as the Successor Agency for the former Escondido Redevelopment Agency. The Dissolution Act also provided for the appointment of an Oversight Board. The Oversight Board to the former Escondido Successor Agency included seven members that were appointed by their specific entities within the former redevelopment area. Oversight Board members were appointed by the County of San Diego, the San Diego County Board of Supervisors, Palomar Community College, the Escondido School District, Palomar Pomerado Hospital District, and two representatives from the City of Escondido. Members of the Oversight Board have a fiduciary responsibility to the holders of enforceable obligations to ensure payment of obligations and specific duties to oversee the Successor Agency in its efforts to wind down the former redevelopment agency's operations.

Pursuant to Health and Safety Code Section 34179 (j), on July 1, 2018, one Countywide Oversight Board (Countywide OB) was created and has replaced the oversight boards previously created by all successor agencies in San Diego County. The board consists of seven members representing agencies in the County and will continue to oversee and approve the wind down actions of the successor agencies for former redevelopment agencies. As such, all actions of the Escondido Successor Agency approved by the City Council will then be submitted to the Countywide Oversight Board for approval, and then to the State Department of Finance for final approval.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE OUTSTANDING OBLIGATIONS:

California Health and Safety Code Section 33445 authorized a redevelopment agency to enter into agreements with the host city to borrow money and accept financial assistance from the city for redevelopment projects located within the agency's jurisdiction. Because newly formed agency funding was limited to a future, expected stream of tax increment, cities often loaned agencies both staff and funding to get redevelopment projects started. Agreements to borrow funds from cities constituted an indebtedness of the agency and this indebtedness could be paid out of taxes levied in

the project area and allocated to the agency under subdivision (b) of Health and Safety Code Section 33670 or out of any other available funds.

The Recognized Obligation Payment Schedule for July 2019 thru June 2020 (ROPS 19-20) lists three outstanding debts of the Agency that total \$15,480,769:

Item #	Description	Total Outstanding Debt or Obligation	Funding Requested FY2019-20
7	Loan Repayment to the Traffic Impact Fund	\$953,953	\$953,953
29	Reinstatement of loans to the General Fund	13,487,985	3,322,326
10	City Administrative Costs	250,000	250,000
		<b>\$14,691,938</b>	<b>\$4,526,279</b>

**ROPS19-20 Item #7 – Loan Repayment to Traffic Impact Fund: \$953,953**

By CDC Resolution No. 1985-07, the Traffic Impact Fund loaned the Redevelopment Agency \$200,000 for Nordahl Bridge improvements. Interest accrues annually at a rate equal to the average annual Aa Municipal General Obligation Bond rate for a 20-year bond. The first principal payment was made on January 2, 2013, as part of the ROPS 12-13A distribution. The Escondido Successor Agency is requesting to pay this loan in full in FY2019-20 using Other Funds currently available.

**ROPS19-20 Item #29 – Reinstatement of loans made by the City to the former RDA: \$3,322,326**

The City of Escondido and the Redevelopment Agency entered into a Cooperation Agreement in 1988. The Cooperation Agreement consolidated a number of prior City loans and advances that the City had made to the Agency into a single agreement. This 1988 Cooperation Agreement provided a repayment schedule to the City from future tax increment, and provided for a specific interest rate formula that was tied to the City's cost of funds. The repayment schedule provided that any balances remaining unpaid rolled over to the next year. The City and the Agency have operated under the terms of this Cooperation Agreement since its adoption and have maintained ongoing information on annual reports regarding the balances due and payable. Regular filing required by state statutes have evidenced the outstanding obligations of the Agency, including interest.

The 1988 Cooperation Agreement authorized the advance of monies for Civic Center projects and other redevelopment projects outside the Civic Center. At the time the 1988 Cooperative Agreement was entered into the City was owed \$17,123,071 for the Civic Center project and \$3,662,351 in advances for other redevelopment projects. The other redevelopment projects included public improvements for downtown revitalization and to Mission Avenue. Additional advances were added to this loan after inception, and included an additional \$3,908,000 for downtown revitalization, advances to the General Fund of \$2,338,636 so the City could pay the State of California mandated Education Revenue Augmentation Fund payments, and advances of \$1,931,843 to pay the administrative expenses associated with implementing the Escondido Redevelopment Plan. The total advanced by the City to the Agency was \$28,963,901. The Civic Center portion of the advances that

totaled \$17,123,071, have since been repaid in full. The advances for other redevelopment projects have been partially repaid in the amount of \$2,008,178. The outstanding principal balance was \$9,832,652.

On January 24, 2017, the Oversight Board approved Resolution No. OB 2017-02 to find that the City Loans were for legitimate redevelopment purposes that meet the definition of a loan eligible for reinstatement pursuant to Health and Safety Code Section 34191.4(b)(2)(A); and approved the agreement to reinstate the City Loans made to the former Redevelopment Agency. On April 26, 2017, the Department of Finance approved the action taken by the Oversight Board and found that the city loans were for legitimate redevelopment purposes and eligible for reinstatement.

As a result of the reinstatement, the loan agreement obligation in the amount of \$17,682,611 was placed on ROPS18-19. The outstanding balance includes \$9,832,652 of principal. In addition, in accordance with Health and Safety Code 34191.4(b)(3)(A), interest on the remaining principal of the loan was recalculated at a simple interest rate of three percent from the date of the origination of the loan. This resulted in interest outstanding of \$7,849,959.

The annual repayment amount is calculated pursuant to Health and Safety Code Section 34191.4(b)(3)(A), which allows repayment to be equal to one-half of the increase between the ROPS residual pass-through distributed to the taxing entities in the preceding fiscal year and the ROPS residual pass-through distributed to the taxing entities in the fiscal year 2012-13 base year. For the Escondido Successor Agency, the ROPS residual pass-through amounts for fiscal year 2012-13 and 2018-19 are zero and \$6,644,651, respectively. Therefore, \$3,322,326 is the maximum repayment authorized for FY2019-20.

ROPS19-20 Item #10 – Administrative Costs: \$250,000

Health and Safety Code Section 34171 allows for an administrative cost allowance to be paid by a successor agency from the Redevelopment Property Tax Trust Fund in a fiscal year. The administrative cost allowance is limited to 3 percent of the actual property tax distributed to the successor agency in the preceding fiscal year for payment of approved enforceable obligations, reduced by the successor agency's administrative cost allowance and loan repayments made to the city pursuant to Section 34191.4(b) during the preceding fiscal year, subject to a minimum of \$250,000, unless such amount is reduced by the Oversight Board or by agreement between the successor agency and the Department of Finance.

Resolution No. 2018-186 Approving Recognized Obligation Payment Schedule (ROPS 19-20) for  
July 2019 thru June 2020  
December 19, 2018  
Page 5

Under the formula described above, the allowable administrative budget for ROPS 2019-20 is \$250,000. Administrative costs are comprised of staff time from the Finance Department and the City Attorney's Office. City staff are responsible for the preparation of the annual Recognized Obligation Payment Schedules, administering approved debt repayments of the Successor Agency, performing annual interest calculations and journal entries per approved repayment agreements, administering an independent annual financial statement audit and report, and disposing of the former Redevelopment Agency's assets.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Sheryl Bennett*, Deputy City Manager/Administrative Services  
12/12/2018 5:01 p.m.

ATTACHMENTS:

1. Resolution No. 2018-186
2. Resolution No. 2018-186 – Exhibit "A"

RESOLUTION NO. 2018-186

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AS THE SUCCESSOR AGENCY TO THE ESCONDIDO REDEVELOPMENT AGENCY ADOPTING A RECOGNIZED SCHEDULE OF ENFORCEABLE OBLIGATIONS FOR THE PERIOD OF JULY 2019 THRU JUNE 2020 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

WHEREAS, pursuant to authorizing Resolution No. 2012-16, the City Council of the City of Escondido elected to serve as the Successor Agency and Successor Housing Agency to the Escondido Redevelopment Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34177, successor agencies are required to make payments due for enforceable obligations and adopt a Recognized Obligation Payment Schedule (“ROPS”); and

WHEREAS, pursuant to Health and Safety Code Section 34177, a ROPS must be adopted that lists all of the enforceable obligations within the meaning of Health and Safety Code Section 34167(d), and must thereafter be reviewed by other entities, updated, and published in a specific manner; and

WHEREAS, it is the intention of the City Council of the City of Escondido as the Successor Agency to the Escondido Redevelopment Agency to adopt the ROPS so that the Successor Agency may continue to make payments due for enforceable obligations.

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, as the Successor Agency to the Escondido Redevelopment Agency, hereby adopts the ROPS for the period of July 2019 to June 2020, which is attached hereto as Exhibit "A" and incorporated by this reference.

**Recognized Obligation Payment Schedule (ROPS 19-20) - Summary**  
**Filed for the July 1, 2019 through June 30, 2020 Period**

**Successor Agency:**

Escondido

**County:**

San Diego

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>19-20A Total (July - December)</b>	<b>19-20B Total (January - June)</b>	<b>ROPS 19-20 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ -</b>	<b>\$ 953,953</b>	<b>\$ 953,953</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	953,953	953,953
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 3,447,326</b>	<b>\$ 125,000</b>	<b>\$ 3,572,326</b>
F RPTTF	3,322,326	-	3,322,326
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 3,447,326</b>	<b>\$ 1,078,953</b>	<b>\$ 4,526,279</b>

Certification of Oversight Board Chairman:  
 Pursuant to Section 34177 (o) of the Health and Safety code, I  
 hereby certify that the above is a true and accurate Recognized  
 Obligation Payment Schedule for the above named successor  
 agency.

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

/s/ \_\_\_\_\_  
 Signature Date

Escondido Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail

July 1, 2019 through June 30, 2020

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	19-20A (July - December)					Q	19-20B (January - June)					W	
											Fund Sources						Fund Sources						
											L	M	N	O	P		R	S	T	U	V		
																							Bond Proceeds
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 19-20 Total						19-20A Total						19-20B Total	
2	2007A Lease Revenue Bonds	Revenue Bonds Issued	1/25/2007	9/1/2018	Bank of New York	Bond Payment	Esc. Redev.	0	Y	\$ -						\$ -							\$ -
3	2007B Lease Revenue Bonds	Revenue Bonds Issued On or Before 12/31/10	1/25/2007	9/1/2018	Bank of New York	Bond Payment	Esc. Redev.	0	Y	\$ -						\$ -							\$ -
4	Bond Expense	Fees	1/10/1992	9/1/2018	Bank of New York	Bond Trustee Admin Fees	Esc. Redev.	0	Y	\$ -						\$ -							\$ -
5	Bond Debt Obligation Reserve	Reserves	1/25/2007	9/1/2018	Bank of New York	Payment per AB 1484, Section 34171(d)(1)(A)	Esc. Redev.	0	Y	\$ -						\$ -							\$ -
6	Loan Repayment to General Fund	City/County Loan (Prior 06/28/11), Other	8/15/1994	12/31/2035	City of Escondido	Program Administration-to assist in the implementation of the Redevelopment Plan	Esc. Redev.		Y	\$ -						\$ -							\$ -
7	Loan Repayment to Traffic Impact Fund	City/County Loan (Prior 06/28/11), Other	8/15/1994	12/31/2035	City of Escondido	Capital Improvement-Nordahl bridge improvements	Esc. Redev.	953,953	N	\$ 953,953						\$ -			953,953				\$ 953,953
10	Employee Costs-Admin. Fee	Admin Costs	7/1/2011	9/30/2018	Employees of City of Escondido	Administration	Esc. Redev.	250,000	N	\$ 250,000				125,000		\$ 125,000					125,000		\$ 125,000
28	Loan Repayment to General Fund	Miscellaneous	8/15/1994	12/31/2035	City of Escondido	Program Administration	Esc. Redev.		Y	\$ -						\$ -							\$ -
29	Reinstatement of loans made by the City to the former RDA	City/County Loan (Prior 06/28/11), Cash exchange	4/26/2017	6/30/2023	City of Escondido	Repayment of loans made to former RDA by the City of Escondido		13,487,985	N	\$ 3,322,326				3,322,326		\$ 3,322,326							\$ -



**Escondido Recognized Obligation Payment Schedule (ROPS 19-20) - Report of Cash Balances**  
**July 1, 2016 through June 30, 2017**  
**(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H	
		<b>Fund Sources</b>						
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>		
	<b>ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	<b>Comments</b>	
1	<b>Beginning Available Cash Balance (Actual 07/01/16)</b> RPTTF amount should exclude "A" period distribution amount				1,093,786			
2	<b>Revenue/Income (Actual 06/30/17)</b> RPTTF amount should tie to the ROPS 16-17 total distribution from the County Auditor-Controller				544,992	11,565,106	Other revenue includes the Palomar Community College District Settlement payment of \$462,500, housing loan repayments, and interest income earned on cash balances	
3	<b>Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)</b>				58,539	11,454,104	Other Funds of \$58,539 per DOF determination letter dated 03/25/16	
4	<b>Retention of Available Cash Balance (Actual 06/30/17)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
5	<b>ROPS 16-17 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	<b>No entry required</b>					111,002	PPA is due to interest expense savings for the CalHFA loans and less Administrative Expenses incurred by the Agency.
6	<b>Ending Actual Available Cash Balance (06/30/17)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$ 0	\$ 0	\$ 0	\$ 1,580,239	\$ 0		

**Escondido Recognized Obligation Payment Schedule (ROPS 19-20) - Notes July 1, 2019 through June 30, 2020**

Item #	Notes/Comments
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ORDINANCE NO. 2018-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING A MASTER AND PRECISE DEVELOPMENT PLAN, AND ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) AND MITIGATION MONITORING AND REPORTING PROGRAM TO SUPPORT THE GRAND PROJECT PROPOSAL

CASE NOS.: PHG 18-0013 and ENV 18-0004

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

SECTION 1. The City Council makes the following findings:

a) New Vintage Church (herein after referred to as "Applicant"), filed a verified application with the City of Escondido regarding the approximately 0.32-acre Project site, addressed at 301 and 309 E. Grand Avenue (APNs 229-461-01 & -17), more particularly described in Exhibit "D," ("Property"), and incorporated by this reference. Said verified application was submitted to, and processed by, the Planning Division of the Community Development Department as Planning Case Nos. PHG18-0013 and ENV 18-0004 and seeks approval of a Master and Precise Development Plan and Conditional Use Permit relating to the Project site.

b) Article 69 of the Escondido Zoning Code establishes an Escondido Business Enhancement Zone to induce and facilitate projects that provide significant public benefits and strengthen the image and appearance of the City of Escondido. The Businesses Enhancement Zone incentive request was approved by the Council Economic Development Subcommittee to allow

**A COMPLETE COPY OF THIS ORDINANCE  
IS ON FILE IN THE OFFICE OF THE CITY  
CLERK FOR YOUR REVIEW.**



## CITY COUNCIL STAFF REPORT

**Public Hearing Item No. 9**

**December 19, 2018**

**File No. 0870-11**

**SUBJECT:** Amendment to Fiscal Year 2018-2019 HUD Action Plan Allocating CDBG Funds to the LED Retrofit Project

**DEPARTMENT:** Community Development Department, Housing & Neighborhood Svcs. Division

**RECOMMENDATION:**

It is requested that City Council adopt Resolution No. 2018-188 to amend the Fiscal Year (FY) 2018-2019 Housing and Urban Development (HUD) Action Plan to program Community Development Block Grant (CDBG) funding to the Street Light LED Retrofit Project, and approve a budget adjustment in the amount of \$150,000.

**FISCAL ANALYSIS:**

The City of Escondido receives annual formula allocations of CDBG program funding from the U.S. Department of Housing and Urban Development (HUD). The needs in Escondido's low-moderate income community are considered, and funds are allocated to projects through a public process each spring. If a project is completed under budget, the excess funds are swept into a CDBG Unallocated account and become available for reprogramming. There is currently \$99,639.66 available in the CDBG Unallocated account. The Multi-Neighborhood Street Light project is nearing completion and is anticipated to come in under budget making an additional \$35,360.34 available for the LED Retrofit project. The remaining \$15,000 will be reallocated from Project NEAT.

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

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

**PREVIOUS ACTION:**

On April 22, 2015, the City Council held a public hearing and approved the FY 2015 -2019 Five-Year Consolidated Plan. City Council amended the Consolidated Plan on July 20, 2017, to include the Emergency Shelter Grant (ESG) funds. The Consolidated Plan established priorities for the use of federal funds (including HOME, CDBG, and ESG) over the five-year period, ending June 30, 2020, to benefit low-income residents and neighborhoods in the City of Escondido. Each year, the City Council must adopt a One-Year Action Plan committing HUD funds to projects that support the Consolidated Plan.

On May 4, 2016, the City Council held a public hearing and approved the one-year HUD Action Plan for FY 2016-2017, including \$150,000 in CDBG funds to begin the Street Light LED Retrofit program.

Amendment to FY2018-19 HUD Action Plan and Bid Award for the LED Street Light Retrofit Project  
December 19, 2018  
Page 2

On June 7, 2017, the City Council held a public hearing and approved the one-year HUD Action Plan for FY 2017-2018, including \$237,677 in additional CDBG funds for the Street Light LED Retrofit program.

On May 16, 2018, the City Council held a public hearing and approved the one-year HUD Action Plan for FY 2018-2019. No additional CDBG funds were committed to the Street Light LED Retrofit Program in that action.

BACKGROUND:

The Street Light LED Retrofit program features the retrofitting of 644 non-LED streetlights and safety light fixtures with new LED luminaries within the area bounded by Lincoln Avenue, Ash Street, 13th Avenue, South Broadway, and Upas Street. This area includes (12) twelve neighborhood groups: Adams/Gamble, CALM Grove, Park Place, North Hickory, West Hillside Group, South Elm/ Hickory, Los Arboles, Westside Involved Neighbors, Old Escondido Historic District, Ontario, Tulip Group, and Orange Place Collaborative. LED lighting provides better lighting quality, which improves traffic safety and general security as residents walk, bicycle or drive in the neighborhood. LED lighting is also more energy efficient than high-pressure sodium (HPS) lighting as well as more cost efficient.

HUD requires a formal Action Plan Amendment for substantial changes. Substantial amendments include an addition, modification, or elimination of a Consolidated Plan goal; an addition of a new activity not previously identified in the Annual Plan; or a change that affects the funding level of more than \$25,000 for projects budgeted at \$100,000 or less, or greater than 25 percent of projects budgeted at more than \$100,000. According to the City's Citizen Participation Plan for HUD funds, substantial changes must be authorized by the City Council and must be made available on the City's website and through public notices in the newspaper. A draft Amendment to the Annual Plan was posted on the City website on November 19, 2018, in compliance with the Citizen Participation Plan. No comments have been received on the proposed amendment as of December 11, 2018.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Bill Martin*, Dir. of Comm. Development  
12/13/2018 9:22 a.m.

Karen Youel, Housing & Neighborhood Svs. Manager  
12/12/2018 5:14 p.m.

ATTACHMENTS:

1. Budget Adjustment Request
2. Resolution No. 2018-188
3. Resolution No. 2018-188 – Exhibit 1



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

Date of Request: 12/19/18  
 Department: Community Development  
 Division: Housing and Neighborhood Services  
 Project/Budget Manager: Karen Youel      4518  
   Name                                  Extension  
 Council Date (if applicable): 12/19/18  
   (attach copy of staff report)

**For Finance Use Only**

Log # \_\_\_\_\_

Fiscal Year \_\_\_\_\_

\_\_\_\_\_ Budget Balances

\_\_\_\_\_ General Fund Accts

\_\_\_\_\_ Revenue


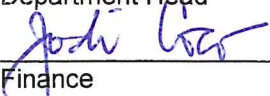
\_\_\_\_\_ Interfund Transfers

\_\_\_\_\_ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
CDBG Unallocated	EM 115-CDBGUF		\$99,639.66 ✓
LED Retrofit	342650	\$150,000.00	
Multi-Neighborhood Light	341635		\$35,360.34 ✓
Project NEAT	344500		\$15,000.00

Explanation of Request:  
 Budget Adjustment to cover project related costs

**APPROVALS**

  
 Department Head \_\_\_\_\_  
  
 Finance \_\_\_\_\_

12/11/18 \_\_\_\_\_  
 Date  
12/11/18 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 City Manager    Date  
 \_\_\_\_\_  
 City Clerk    Date

Distribution (after approval):                          Original: Finance

RESOLUTION NO. 2018-188

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AMENDING THE CITY OF ESCONDIDO ONE-  
YEAR ACTION PLAN AND APPROVING  
SUBMITTAL OF AMENDED PLAN FOR CDBG  
TO THE DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT

WHEREAS, the City of Escondido (“City”) is a recipient of Community Development Block Grant (“CDBG”) funds from the United States Department of Housing and Urban Development (“HUD”); and

WHEREAS, the City desires at this time and deems it to be in the best public interest to amend the 2018-2019 One-Year Action Plan for CDBG funds.

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 amendment of the 2018-2019 One-Year Action Plan, adding \$150,000 in CDBG funds to the Street Light LED Retrofit Program.
3. That the City Council approves the submittal of the amended 2018-2019 One-Year Action Plan to the Department of Housing and Urban Development, including modifications to Sections AD-26, AP-12, and AP-38. Draft changes are attached to this Resolution as Exhibit “1,” and is incorporated by this reference.

**Exhibit 1:  
Draft Amendment to HUD Annual Action Plan 2018**

\$150,000 in CDBG funds deobligated from previous projects will be used to expand the Street Light LED Retrofit Program, a Street Improvement Project in the 2017 Action Plan.

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

As a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD), the City of Escondido is required to prepare and submit a Consolidated Plan every five years. The City's current Consolidated Plan was approved in 2015 and amended in 2016. It covers the five-year period from 2015 through 2019 and applies to the following three federal grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Grant (HOME)
- Emergency Solutions Grant (ESG)

The Consolidated Plan is a document developed through a collaborative process whereby Escondido stakeholders have helped identify community improvement needs and priorities to address federal grant funds and other available resources. To ensure the maximum participation of the community's residents and to comply with the City's HUD approved Citizen Participation Plan the City implemented an extensive process that included surveys, community meetings, and public hearings. Through this process, the residents of Escondido participated in a multitude of opportunities to shape the priorities and strategies of the Consolidated Plan and the Substantial Amendment to the Consolidated Plan.

The Annual Action Plan for Fiscal Year (FY) 2018-2019 (the fourth year of the Consolidated Planning period) includes activities the City will undertake to address its priority needs and objectives as outlined in the 2015-2019 Amended Five Year Consolidated Plan. These activities will be undertaken with the FY 18-19 CDBG, HOME, and ESG program funds. The amounts are \$1,791,466, \$648,960 and \$143,015 respectively. All activities proposed for FY 2018-2019 meet one of the following three national objectives:

- Activities which benefit low and moderate income persons;
- Activities which aid in the prevention or elimination of slums or blight; and
- Activities that are designated as having a particular urgency.



## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Escondido began its citizen participation and consultation process on March 7, 2018 with the public notice and availability of the FY 2018-2019 Action Plan proposed funding strategy. On March 21 and May 16, 2018, public hearings were conducted at City Council chambers to allow public involvement in the plan development process and comments on the proposed budget. In compliance with Federal regulations, the proposed FY 2018-2019 Annual Action Plan and Budget was available for citizen review and comment a minimum of 14 days and 30 days prior to City Council public hearings. Information regarding the dates, times, and locations for the public hearings as well as anticipated program resources were published in the San Diego Daily Transcript, the local paper of general circulation, a minimum of two weeks prior to the scheduled public hearings. All public notices included information regarding the location and instructions on obtaining interpreters for the deaf. A bilingual staff person was also in attendance to provide translating services. Throughout the citizen participation process, public and private agencies were consulted and given opportunities to provide input and apply for funding. A public hearing was held at City Council chambers on December 19, 2018 to solicit public involvement and consider a substantial amendment to the Action Plan. In compliance with Federal regulations, the proposed FY 2018-2019 Annual Action Plan and Budget was available for citizen review and comment a minimum of 30 days prior to City Council public hearing.

Community based organizations, neighborhood groups, and local agencies were notified via-email of the upcoming FY 18-19 Action Plan and were invited to participate in its development. Additional notifications and latest information regarding the Action Plan were posted on the City website.

The citizen participation process allowed the City to receive feedback and comments on its current and future Action Plan. All comments and questions received allowed staff to improve the overall process and keep citizen concerns in mind when making decisions.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Neighborhood Newsletter	CDBG Eligible Neighborhood Groups	N/A	No Comments or responses given by the general public	n/a	
2	Public Hearing	Non-targeted/broad community	n/a	(March 21 Public Hearing)Escondido Education COMPACT, Mirjana Rodriguez spoke about the need to assist homeless youth in Escondido and requested the City Council to make homeless youth a priority in its funding process to respond to the increasing population of homeless youth in Escondido	n/a	
3	Newspaper Ad	Non-targeted/broad community	N/A (14 day notice March 7)	No comments or responses given by the general public	n/a	
4	Internet Outreach	Non-targeted/broad community	N/A	No comments or responses given by the general public	n/a	<a href="https://www.escondido.org">https://www.escondido.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
5	Neighborhood Leadership Forum	Neighborhood Groups within the CDBG eligible areas	Leadership of the neighborhood groups within CDBG eligible areas (April 26)	no comments were received	n/a	

6	Public Hearing	Non-targeted/broad community	(May 16 Public Hearing)	<p>Mirjana Rodriguez from Escondido Education COMPACT spoke about the need to assist and provide street outreach for homeless youth in the City. Mirjana emphasized the growing population of homeless youth and thanked the Council and staff for listening to the community and championing the cause. Casey Nguyen and MaryLynn McCorkle from Interfaith Community Services and the Alliance for Regional Solutions provided a brief description of the services that the Bridge Housing Network provides for the growing homeless community within the City and thanked the Council and staff for listening to the community. Brian Smith, a former homeless client of Interfaith Community Services, came to tell his life story and how Interfaith has helped him find a job and a</p>		
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				<p>steady place to live. Through case management, counseling, and rapid re-housing, Mr. Smith has been a successful Haven House graduate. Greg Anglea, Executive Director of the Interfaith Community Services thanked the Council and staff for listening to the needs of the community to provide more homeless services and the continued support from staff and Council. Wendy Taylor, Grants Director and acting Executive Director of the San Diego Children's Museum. Ms. Taylor spoke of the needs of the low-income children in Escondido and the need for more education services like the museum. Ms. Taylor provided a brief description of the various programs that the museum offers for children in pre-school through elementary and provided a statement of impact from a local</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
				Escondido schoolteacher. Heidi Kone, Grant Director from Meals-on-Wheels. Ms. Kone spoke of the accomplishments that Meals-on-Wheels has made for the current fiscal year program and how continued support would help. She also thanked the Council and staff for recommending further funding for the program.		
7	Newspaper Ad	Non-English Speaking - Specify other language: printed in English and Spanish  Non-targeted/broad community	N/A (30 day notice December 19)			
8	Public Hearing	Non-targeted/broad community	(December 19 public hearing)			

**Table 1 – Citizen Participation Outreach**

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Support education and recreation opportunities Support senior services Improve the livability of neighborhoods Support homeless services Homeless Prevention and Rapid Rehousing
	<b>Needs Addressed</b>	Youth Neighborhood Revitalization Senior Assistance Homelessness Homeless Prevention and Rapid Rehousing
	<b>Funding</b>	CDBG: \$324,248
	<b>Description</b>	General administration of the CDBG program. Staff costs for compliance, reporting, financial management, and program monitoring.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Staff time, administration, compliance, reporting, financial management, and program monitoring.
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Support education and recreation opportunities Support senior services Improve the livability of neighborhoods Support homeless services

<b>Needs Addressed</b>	Youth Neighborhood Revitalization Senior Assistance Homelessness
<b>Funding</b>	CDBG: \$268,720
<b>Description</b>	It is estimated that The City will use CDBG funds for public services that will provide a new service or a quantifiable increase in the level of a service. The City will contract with local non-profit agencies and organizations to administer public services in low-income areas in addition to administering some projects directly.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	



<p><b>Planned Activities</b></p>	<p><b>Public services include:</b></p> <p><b>Services to support youth:</b></p> <p>1. Learn to Swim, \$15,000. This activity is sponsored by the City of Escondido, Parks and Recreation Division. Lessons are available at Washington Park Pool, 501 N Rose St, Escondido, CA 92027 and James A. Stone Pool, 131 Woodward Ave, Escondido, CA 92025</p> <p>2. San Diego Children's Museum, \$5,000. The museum will provide memberships, school field trip workshops, mobile museum workshops, and after school enrichment services.</p> <p><b>Services to support seniors:</b></p> <p>3. Senior Transportation, \$34,610. This activity is sponsored by the City of Escondido, Adult Services Division. The Senior Transportation Program, which provides transportation service to and from the Escondido Senior Center, allows seniors access to not only healthy meals, but to free educational workshops and exercise programs also offered by the Senior Nutrition Program. 210 East Park Ave, Escondido, 92025</p> <p>4. Senior Nutrition, \$56,110. This activity is sponsored by the City of Escondido, Adult Services Division. This program provides lunchtime meals to seniors Monday through Friday from 11:30 am to 12:15 pm at the Park Avenue Cafe at a discounted price. 210 East Park Ave., Escondido, 92025.</p> <p>5. SeniorCare, \$ 13,000. This activity is sponsored by the City of Escondido, Adult Services Division. This program supports the independence of seniors by assisting them with resources and by encouraging them to resolve their issues themselves. The Senior Care program provides client services including legal, counseling, and financial. 210 East Park Ave., Escondido, 92025.</p> <p>6. Meals-on-Wheels, \$25,000. This activity is sponsored by the Meals on Wheels, Greater San Diego, Inc. This program provides in home meal delivery to extremely low and low income seniors in Escondido</p> <p><b>Homeless services:</b></p> <p>7. Escondido Education COMPACT, \$25,000. The program will provide educational and supportive services, employment training, housing strategies, healthcare needs, and juvenile justice activities such as juvenile diversion programs to Escondido's homeless youth population.</p> <p>8. Alliance for Regional Solutions (Bridge Housing), \$ 45,000. This activity is sponsored by Interfaith Community Services. The Bridge Housing network</p>
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		<p>services homeless men and woman year round. 550 W. Washington Ave., Escondido, 92025</p> <p><b>Neighborhood Revitalization</b></p> <p>9. Neighbor to Neighbor, \$50,000. This activity supports the city's' most vulnerable neighborhoods through neighborhood clean-ups, block parties, leadership trainings, neighborhood group meetings, and other neighborhood organization efforts in low-income neighborhoods.</p>
3	<b>Project Name</b>	Street Improvements
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$99,453
	<b>Description</b>	Street Improvement projects includes new curbs, gutters, retaining walls, sidewalks, streetlights and new surfacing of the streets.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>		

	<b>Planned Activities</b>	<p>1. Tulip Street Improvements \$325,000. Street improvements on Tulip St. between West Grand Ave. and 3rd Street. Improvements include new curbs, gutters, retaining walls, sidewalks, streetlights, and new street surfaces. Staff is requesting additional funds to complete the final phase of the Tulip Street Improvements. Design is approaching 100% and work has begun with affected neighbors. Additional funds are being requested to complete the final phase, which includes labor compliance, engineering design, and field staff time.</p> <p>2. Creek Trail Fencing, \$310,000. This new project includes wrought iron fencing along the creek trail between Rose and Midway to promote a safer, cleaner, and more efficient space along the creek trail. Ultimately, these improvements will be made between Harding and Midway.</p> <p>3. Old Escondido Lighting Project, \$214,453. This new project is the first phase of a project to install historic style lighting in the Old Escondido Neighborhood. The first phase focuses on Juniper Street.</p> <p>4. Street Light LED Retrofit Program \$150,000; additional funds to expand the street light LED retrofit program in the Mission Park, Adams/Gamble, Calm Grove, Park Place, North Hickory, West Hillside Group, South Elm/Hickory, Los Arboles, Westside Involved Neighbors, Old Escondido Historic District, Tulip Group, and Orange Place Collaborative Neighborhoods.</p>
4	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	Neighborhood Groups City of Escondido
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$315,000
	<b>Description</b>	Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Code Enforcement, \$115,000. Code enforcement in commercial areas of CDBG-eligible census tracts to address code issues relating to business licensing, illegal signage and other appearances and compliance issues generally associated with commercial areas.</p> <p>Grants to Blocks, \$60,000. Small grant program focused on neighborhood beautification/right-of-way enhancement mini grants associated with street improvement projects.</p> <p>Project Neat, \$50,000. Improves the appearance and safety of neighborhoods through mediation, education and fostering relationships with neighbors. Staff works with Escondido residents to resolve potential code compliance issues, mostly with regard to yard maintenance and other appearance-related issues before they reach the level of code enforcement cases.</p> <p>Graffiti Removal, \$90,000. Graffiti removal, on private property, in qualifying low-income census tracts. CDBG funds can be used to remove graffiti from private homes, garages, fences and exterior surfaces or privately owned businesses.</p>
5	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$34,045
	<b>Description</b>	Fair housing outreach, education, testing, counseling, mediation, referrals, investigation, and litigation services.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Legal Aid Society of San Diego \$34,045. Legal Aid will provide fair housing testing within the City's CDBG eligible areas, an annual fair housing workshop at the City, and assist the City with its goals and objectives resulting from the Analysis of Impediments. In addition to those services, Legal Aid will also provide outreach, counseling, mediation, referrals, investigation, and litigation services involving fair housing concerns.
6	<b>Project Name</b>	HESG18 Escondido
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Homeless Prevention and Rapid Rehousing
	<b>Needs Addressed</b>	Homelessness Homeless Prevention and Rapid Rehousing
	<b>Funding</b>	ESG: \$143,015
	<b>Description</b>	Funds for emergency shelter, homeless prevention, rapid re-housing, and program administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	<p><b>City of Escondido, admin 7.5%, \$10,726</b></p> <p>Administration of ESG program; staff time, monitoring, compliance, and general administration.</p> <p><b>Alliance for Regional Solutions, \$132,289</b></p> <p>Street Outreach. Street outreach entails regular contact with clients to build rapport, which will lead to building trust and inevitably moving individuals/households out of encampments, vehicles, and the streets into long-term stable housing.</p> <p>Homeless Prevention. Homeless prevention services include providing emergency rental and utility assistance to prevent eviction of Escondido households.</p> <p>Emergency Shelter. Residents receive case management services including assistance with applying for government benefits, financial education classes, employment readiness classes, employment supports, job leads, and housing searches.</p>	

7	<b>Project Name</b>	Homebuyer Entry Loan Program
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Increase number of homeowners
	<b>Needs Addressed</b>	Increasing homeownership opportunities
	<b>Funding</b>	HOME: \$20,000
	<b>Description</b>	Provide a low interest loan, which can be used toward the down payment or closing costs for first time homebuyers.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide down payment or closing cost assistance to low income first time homebuyers.
8	<b>Project Name</b>	Housing Development
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Provide additional affordable rental units
	<b>Needs Addressed</b>	Expand stock of affordable rental housing
	<b>Funding</b>	HOME: \$466,720
	<b>Description</b>	Provide affordable rental and owner housing development through new construction or acquisition/development.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Affordable rental or owner housing development consisting of new construction or acquisition/development.
	<b>Project Name</b>	HOME administration

9	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Provide additional affordable rental units
	<b>Needs Addressed</b>	Expand stock of affordable rental housing
	<b>Funding</b>	HOME: \$64,896
	<b>Description</b>	HOME administration costs.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administrative support of HOME program funds.
	10	<b>Project Name</b>
<b>Target Area</b>		City of Escondido
<b>Goals Supported</b>		Provide additional affordable rental units
<b>Needs Addressed</b>		Expand stock of affordable rental housing
<b>Funding</b>		HOME: \$97,344
<b>Description</b>		Mandatory CHDO set-aside and administrative costs associated with potential new project development.
<b>Target Date</b>		
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		
<b>Location Description</b>		
<b>Planned Activities</b>		Mandatory CHDO set-aside and administrative costs associated with potential new project development.

## CITY COUNCIL STAFF REPORT

**Current Business Item No. 10**

**December 19, 2018**

**File No. 0915-07**

SUBJECT: Housing Related Parks Grant Program

DEPARTMENT: City Manager's Office

RECOMMENDATION:

No action is necessary on this item. It is requested that the City Council simply receive and file a presentation about the Housing Related Parks (HRP) Grant program.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item correlates to the *Neighborhood Improvement* priority area of the current City Council Action Plan, which includes the following strategy: "Continue to improve existing park facilities through Housing Related Parks grant program."

PREVIOUS ACTION:

The City received \$251,750 in HRP funds in 2012. The funds were used for improvements to Grape Day Park, Jim Stone Pool and Washington Park.

The City received \$674,850 in HRP funds in 2014. The funds were used for improvements to Jim Stone Pool, Washington Park Pool and East Valley Community Center.

The City received \$685,450 in HRP funds in 2015. The funds were used for improvements to Park Avenue Community Center, East Valley Community Center, Grape Day Park, Washington Park Pool and Recreation Center, Jim Stone Pool, and Oak Hill Activity Center.

The City received \$161,600 in HRP funds in 2016. The funds were used for improvements to Jim Stone Pool, Washington Park Pool and playgrounds at Westside Park, and Grove Park.

The City received \$1,207,000 in HRP funds in 2017. The funds are reserved for improvements currently underway at Grape Day Park, Washington Park, Westside Park, Grove Park, Park Avenue Community Center, East Valley Community Center, Jim Stone Pool, Mathes Center, Oak Hill Activity Center, Don Anderson Building, Felicita Mini-Park, and various public art installations.

BACKGROUND:

California Department of Housing and Community Development (HCD) responsibilities include developing state-wide housing policies, as well as administering economic and community development programs. Many of HCD's policies and programs are in response to California's identified housing challenges including inadequate new housing being constructed, inequality and lack of housing opportunities, housing affordability, and reduced homeownership.



The state HCD offers Housing Related Park (HRP) grant funds to reward local agencies that increase their overall supply of income-restricted housing. In order to qualify for receiving HRP grant funds, jurisdictions must have an adopted Housing Element (a component of the agency's General Plan) that is determined by HCD to be in substantial compliance with housing element law. Additionally, each qualifying jurisdiction must submit an Annual Progress Report to HCD detailing advances in implementing their housing element.

HRP Grant amounts are based on the numbers of bedrooms in newly restricted rental and ownership units reserved for low-income households (80% of area median income, adjusted for family size). Qualifying rental units must be rent-restricted for at least 55 years. Ownership units must be initially sold to qualifying households at affordable cost. Bonus funds are awarded for newly constructed units, infill projects, units affordable to extremely low and very low-income households (30% and 50% of area median income respectively, adjusted for family size) and jurisdictions increasing their overall housing supply. Bonus funds are also awarded for park projects in areas with high percentages of low-moderate income household and/or are park-deficient.

Escondido has received four years of HRP funding, totaling over \$2,980,000 for constructing, rehabilitating and/or preserving affordable housing with projects including Juniper Senior Village, The Crossings, Avocado Court, Windsor Gardens, Sonoma Court, Interfaith Harmony, Crossings at Escondido Manor, The Elms, Solutions Escondido, Manzanita Apartments, Village Grove, and Summit Rose cumulatively totaling 865 units. In addition, sixty-one first-time homebuyer loans have been issued to qualifying families.

Because Development Impact Fee collections cannot be used for maintaining or rehabilitating facilities, HRP funds provide the City an alternative revenue source to General Fund dollars that might otherwise be used for park maintenance. In order to maximize HRP funding, maintenance and/or rehabilitation of facilities is focused at City parks located in low-moderate income census tracts and park deficient neighborhoods. HRP grant applications from the City include a detailed assessment of various park improvements proposed for rehabilitation.

Last year, Escondido was awarded one of the highest HRP grant allocations in the state, totaling over \$1.2 million, which has provided opportunities to significantly improve and/or replace some of the City's aging recreational infrastructure in the community's central core area (see attached *HRP Grant Program Project List – Attachment "1"*). These HRP grant funds are time-sensitive; projects must be completed and funding expended by June 2019.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Jay Petrek*, Assistant City Manager  
12/13/2018 9:44 a.m.

ATTACHMENTS:

1. Attachment 1 - Housing Related Parks Grant Program Project List

**ATTACHMENT "1"**

<b>Housing Related Parks Grant Program Project List</b>	
<b>(Page 1 of 2)</b>	
<b>Location</b>	<b>Proposed Activities</b>
Don Anderson Building	Install side playground access door, improve north-west back door area, security gate, and install exterior security lights. New dumpster
EVCC	Repaint light poles and install LED lighting in parking lot (5 poles/10 fixtures).
Grape Day Park	Replace damaged section of Vinehenge Slide. (COMPLETED)
Grape Day Park	"Monuments to Time in the Corridor of Life, Art and Culture" Art Rehab (removal, sandblasting, repair, repaint, and fix music).
Grape Day Park	Convert to drip irrigation at History Center (COMPLETED)
Grape Day Park	New skirting around Train Depot
Grape Day Park	Replace landscape trees around fountain (COMPLETED)
Grape Day Park	Blue Granite Shift: Move 3 stone and raise ground level around 2 Adding additional DG to CCAE courtyard around sculpture Remove plumbing from 1 fountain and fill with decomposed granite
Grove Park	Restroom rehabilitation (pressure wash and repaint ceilings; graffiti proof; level and resurface floors; sandblast and resurface walls; replace partition doors as needed; install stainless steel fixtures, changing stations, and waterproof light fixtures; and paint)
Grove Park	Repair/replace tree grates, dumpster enclosure - expanded metal between gate and roof. Retrofit park lights (22) and parking lot lights (4) to LED.
Jim Stone Pool	Roof replacement, provide screens for vents (bird stops), replace existing changing room benches, replace toilet stall partitions, clothing hangers, and repaint interior.

**ATTACHMENT "1"**

<b>Housing Related Parks Grant Program Project List</b>	
<b>(Page 2 of 2)</b>	
Mathes Center	Enhancements to public areas (flooring, fixtures, and painting); replace sound proofing
PACC	New air conditioning unit (20 ton unit)
PACC	Finish landscape in front and courtyard area.
S Escondido Blvd	"Pillars of the Community" Art Rehab
Washington Park	Restroom rehabilitation (pressure wash and repaint ceilings; graffiti proof; level and resurface floors; sandblast and resurface walls; replace partition doors as needed; install stainless steel fixtures, changing stations, and waterproof light fixtures; and paint)
Washington Park	Pool house exterior (Re roof structure, paint exterior, repair steel pergolas at entrance and bleachers).
Washington Park	Recreation Building (replace flooring and cabinets).
Washington Park	Baseball field upgrades (turf, grading, lighting, backstop, and fencing). Resurface basketball courts
Washington Park	Retrofit park & parking lot lighting to LED and install solar flag light. Replace benches and picnic tables on concrete pads
Westside Park	Restroom rehabilitation (pressure wash and repaint ceilings; graffiti proof; level and resurface floors; sandblast and resurface walls; replace partition doors as needed; install stainless steel fixtures, changing stations, and waterproof light fixtures; and paint)
Westside Park	Bike racks; upgrade gazebo lighting and building lighting to LED; install solar flag light; and replace portion of western boundary fence (with gate).
Smart Irrigation Controllers	At various parks/recreation facilities in low-mod areas: 3 <sup>rd</sup> & Beech, Don Anderson Building, EVCC, Felicita Mini Park, Jim Stone Pool, Grape Day Park, Grove Park, Mathes Center, Oak Hill Activity Center, PACC, Washington Park, Westside Park



## CITY COUNCIL STAFF REPORT

Current Business Item No. 11

December 19, 2018

File No. 0610-55

**SUBJECT:** Review and Update of Current City Council Subcommittee Member Assignments

**DEPARTMENT:** City Clerk's Office

**RECOMMENDATION:**

It is requested that the City Council make determinations and ratify members to serve on the Council/Mayoral appointed subcommittees per the attached listing.

**BACKGROUND:**

The list of City Council subcommittees was last reviewed and updated on January 11, 2017, with subsequent appointments added as appropriate.

The Escondido City Council has previously approved the adoption of the Fair Political Practices Commission (FPPC) Form 806/Agency Report of Public Official Appointments for posting on the City's website. By complying with this requirement and posting Form 806, council members are allowed to lawfully participate in a decision to appoint him or herself to a position on another board even if that other board includes compensation.

The most recent list of current Council subcommittees and appointees is attached.

**APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:**

*Eva Heter*, Interim City Clerk  
12/12/2018 4:27 p.m.

**ATTACHMENTS:**

1. Attachment 1

Attachment "1"  
**CITY OF ESCONDIDO**  
**SUBCOMMITTEE & AD HOC APPOINTMENTS**  
**2017 - 2018**

*The following information is maintained by the City Clerk's Office.*

<b>CITY COUNCIL APPOINTED (REGIONAL) SUBCOMMITTEES</b>			
<b>NAME OF AGENCY</b>	<b>COUNCIL REPRESENTATIVE</b>	<b>STAFF LIAISON</b>	<b>NOTES</b> (December 2018 & January 2019 Meetings)
NORTH COUNTY TRANSIT DISTRICT	Ed Gallo Michael Morasco (Alternate)	Julie Procopio	Board Meeting: 12/20/2018
SANDAG	Sam Abed John Masson (Alternate) Ed Gallo (2 <sup>nd</sup> Alternate)	Jay Petrek	Board Meeting: 12/21/2018  Regional Planning Committee: 01/04/2019
SAN DIEGUITO RIVER VALLEY Regional Open Space Park JPA Board	Olga Diaz Mike Morasco (Alternate)	Bill Martin	No December Meeting  Board Meeting: 01/04/2019
<b>MAYORAL APPOINTED (REGIONAL) SUBCOMMITTEES</b>			
<b>NAME OF AGENCY</b>	<b>COUNCIL REPRESENTATIVE</b>	<b>STAFF LIAISON</b>	<b>NOTES</b>
ABAG	Sam Abed		
LEAGUE OF CALIFORNIA CITIES	John Masson	City Manager	
REGIONAL SOLID WASTE ASSOCIATION BOARD	Mike Morasco	Laura Robinson	No December Meeting January 10, 2019
ESCONDIDO CREEK WATERSHED ALLIANCE (ECWA)	Olga Diaz	Chris McKinney	<i>(Meets Quarterly)</i>
SAN DIEGO COUNTY WATER AUTHORITY	Ed Gallo	Chris McKinney	December 5, 2018 January 24, 2019

Attachment "1"  
**CITY OF ESCONDIDO**  
**SUBCOMMITTEE & AD HOC APPOINTMENTS**  
**2017 - 2018**

<b>MAYORAL APPOINTED (LOCAL) SUBCOMMITTEES</b>			
<b>NAME OF COMMITTEE</b>	<b>COUNCIL REPRESENTATIVE</b>	<b>STAFF LIAISON</b>	<b>NOTES</b>
ANNUAL AWARD SELECTIONS <i>Mayor's State of City Address</i>	John Masson Mike Morasco	Teresa Collins	Meets annually
CCAE	Ed Gallo Mike Morasco	Jay Petrek	<i>No regularly scheduled meetings</i>
ECONOMIC DEVELOPMENT	Sam Abed John Masson	Michelle Geller	<i>No regularly scheduled meetings</i>
SCHOOL SUBCOMMITTEE	Mike Morasco Olga Diaz	City Manager	<i>No regularly scheduled meetings</i>
UTILITIES SUBCOMMITTEE	Ed Gallo Mike Morasco	Chris McKinney	<i>No regularly scheduled meetings</i>
<b>MAYORAL APPOINTED AD HOC COMMITTEES</b>			
<b>NAME OF COMMITTEE</b>	<b>COUNCIL REPRESENTATIVE</b>	<b>STAFF LIAISON</b>	<b>NOTES</b> <i>Not subject to Brown Act</i>
DOWNTOWN PARKING <i>(Established. 4/6/05)</i>	Olga Diaz Ed Gallo	Julie Procopio	<i>No regularly scheduled meetings</i>



## **FUTURE CITY COUNCIL AGENDA ITEMS**

**Updated December 12, 2018**

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

**December 26, 2018**  
**NO MEETING (Christmas Break)**

**January 2, 2019**  
**NO MEETING (New Year's Day)**

# Weekly Activity Report



December 13, 2018

## FEATURED THIS WEEK

### Welcome New Mayor and Deputy Mayor!

The City of Escondido extends a warm welcome to its new Mayor, Paul “Mac” McNamara and Council Member for District 1, Consuelo Martinez, who was also appointed as Deputy Mayor. The Installation Ceremony took place on December 12 in Council Chambers, where both were sworn in along with re-elected Council Member John Masson. We would like to thank Sam Abed and Ed Gallo for their dedicated years of service to the City of Escondido.



### 2018 Employee Holiday Drive

Each year City employees organize a Holiday Drive to give back to the community. This year’s drive has come to a close, and a total of 414 Souper Sacks and 457 sets of pajamas were collected! Souper Sacks are bundles of nonperishable food items and holiday surprises that are distributed to Seniors at the Park Avenue Community Center during the holiday season. The pajamas are donated to various agencies that provide them to children in need. Thank you to everyone who participated in making the Employee Holiday Drive a success!





## 2020 Census Count

The U.S. Census happens every ten years and Census data informs how **\$675 billion** is distributed annually among local, state, and tribal governments for programs like:

- Transportation
- Job training centers
- Schools (Title 1 Grants, National School Lunch Program, Head Start/Early Head Start)
- Senior and Foster Care Centers
- Housing (Section 8 housing choice vouchers)
- Medical Assistance Programs (Medicaid, Medicare)

Escondido stands to gain up to \$2,000 in federal funds for every counted resident so an accurate count is essential to maintaining some of the key programs described above. The 2020 U. S. Census is right around the corner and the federal government is now recruiting for part-time jobs to help get the count underway. Interested parties can apply online at: [www.2020census.gov/jobs](http://www.2020census.gov/jobs)

## Escondido Based Company Renovates Roundhouse Aquarium

Last month, the iconic Roundhouse Aquarium at the end of the Manhattan Beach Pier celebrated its grand reopening after a \$4M renovation. Why is a Manhattan Beach destination being featured in the Escondido Weekly Activity Report? Because the aquarium's water filtration and exhibit renovation was done in large part by Escondido-based [Integrated Aqua Systems](#). IAS is a local aquatic systems integrator and equipment supply company that has been in Escondido since 2011. Located in the industrial area on Progress Place, they specialize in the design, fabrication and supply of advanced water filtration and life support systems in aquatic research, aquaculture and commercial aquatic exhibits. All of the filters used in the Roundhouse Aquarium renovation were built at IAS's facility in Escondido, then expertly installed by IAS on site in very tight quarters.

<https://abc7.com/roundhouse-aquarium-in-manhattan-beach-reopens-after-remodel/4636634/>

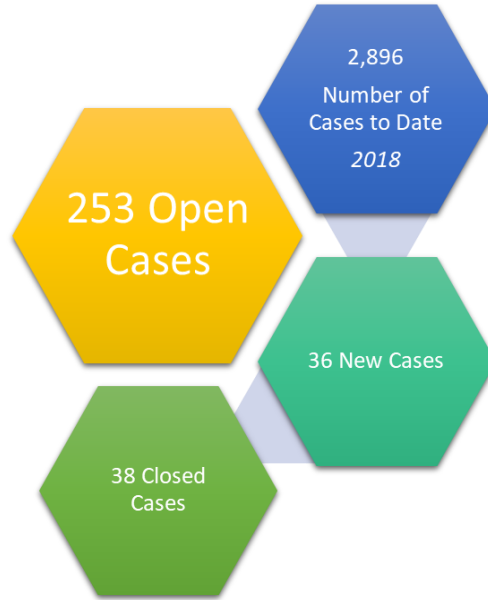


**Digital Petting Zoo at the Library**

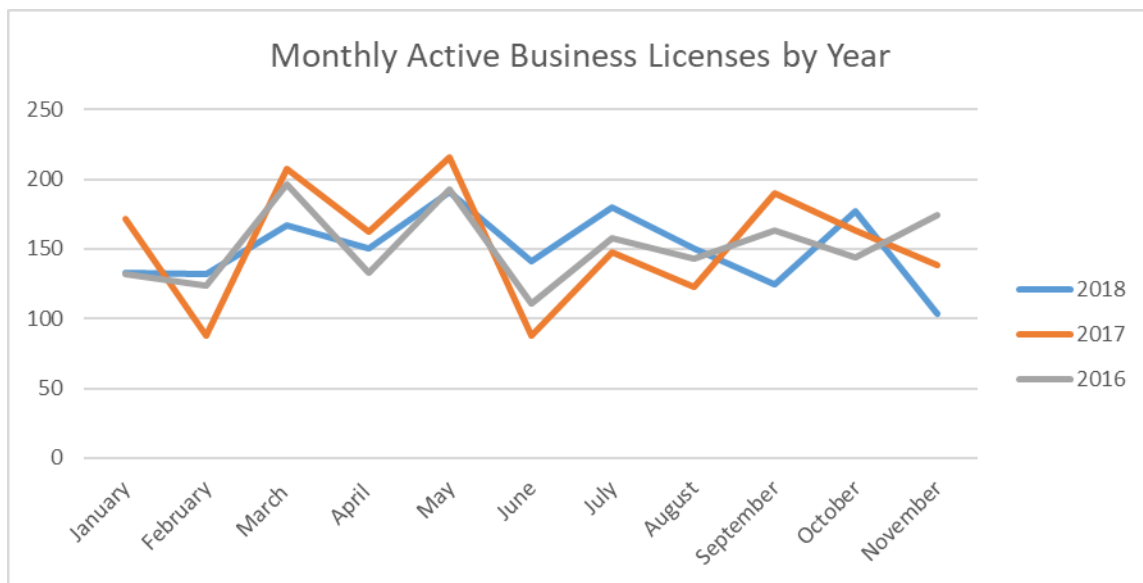
Showcasing some of the new technology available at the library, the first ever Digital Petting Zoo had a great turnout of 77 people of all-ages. The virtual reality gaming console and the 3D printer drew people in, but they were dazzled by the library's new language learning database, Prounciator, and how computer coding words with simple "raspberry Pi's." Guests included local educators, and the library is planning targeted technology-centric outreach to this demographic.

**BY THE NUMBERS**

**Code Enforcement**



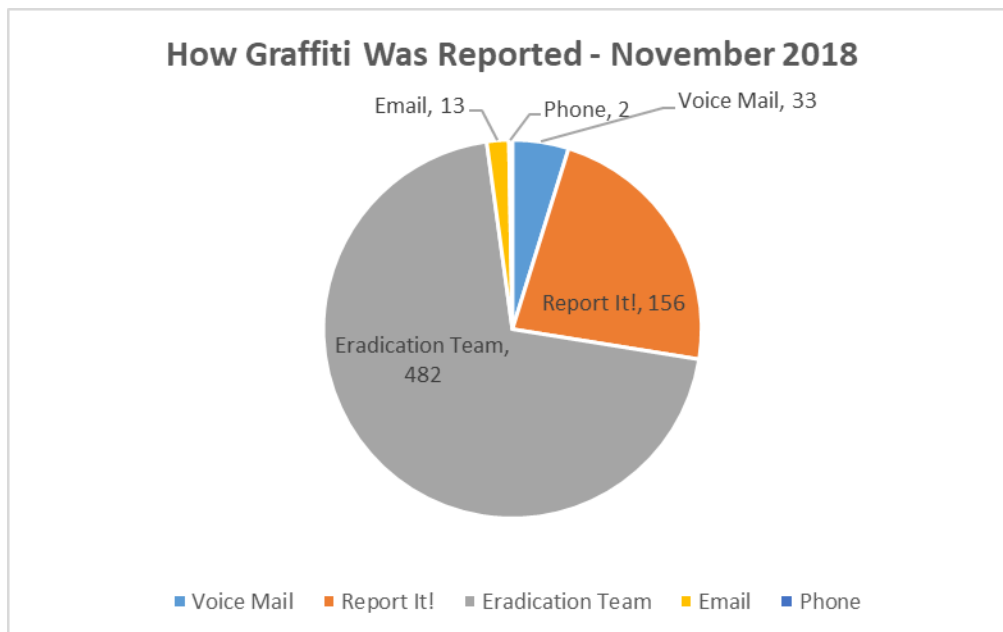
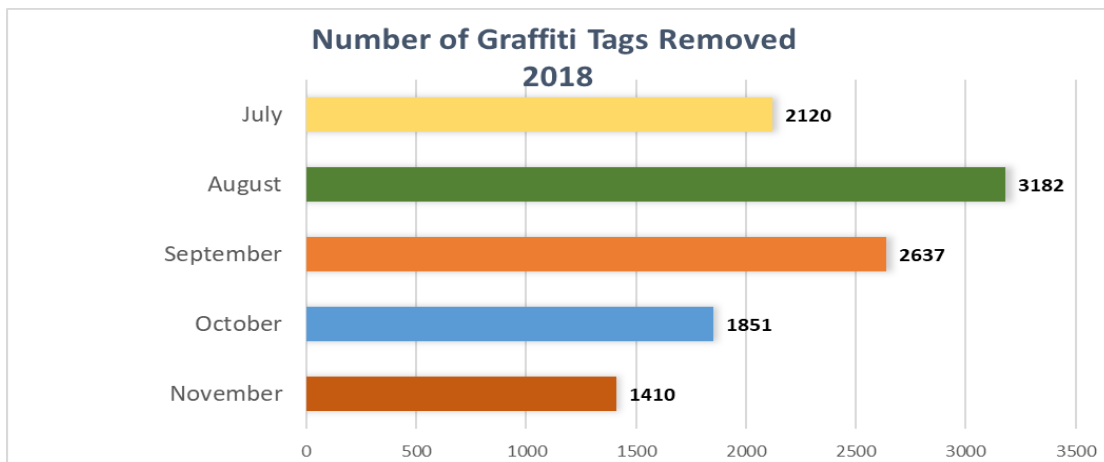
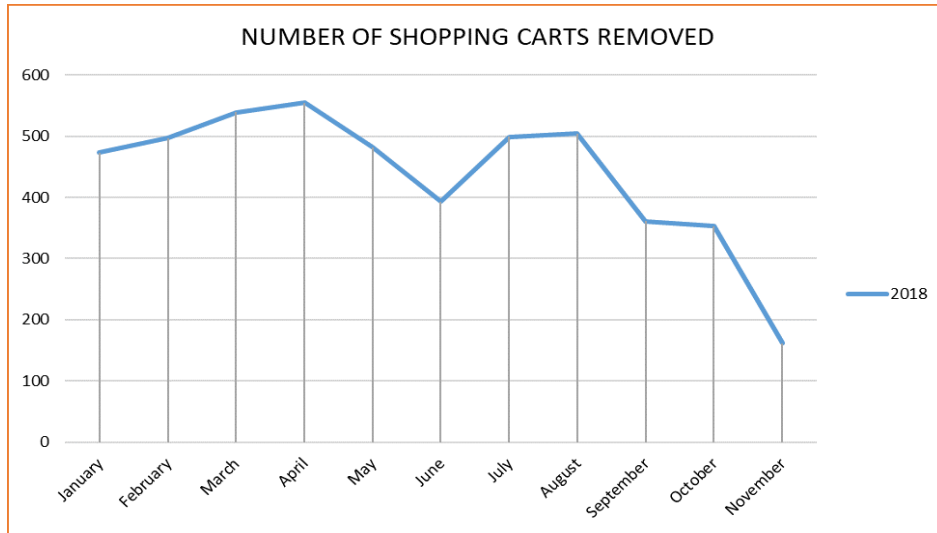
**Business Licenses**



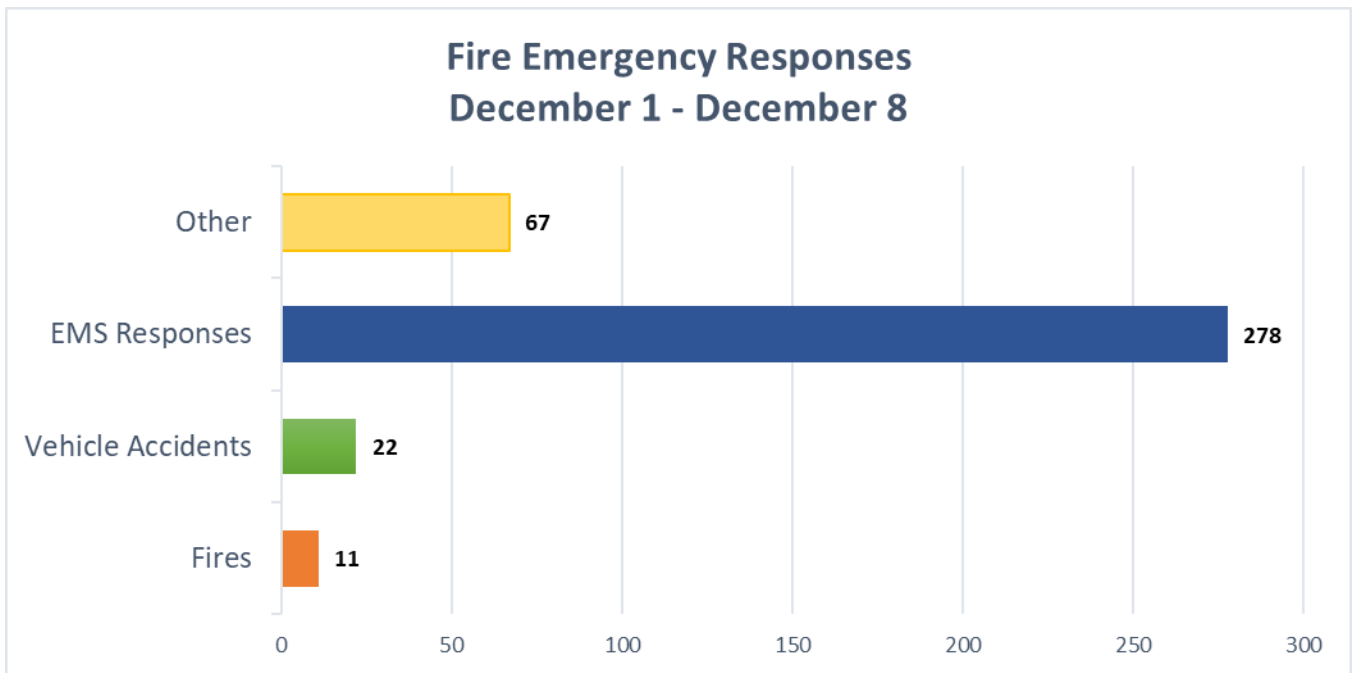
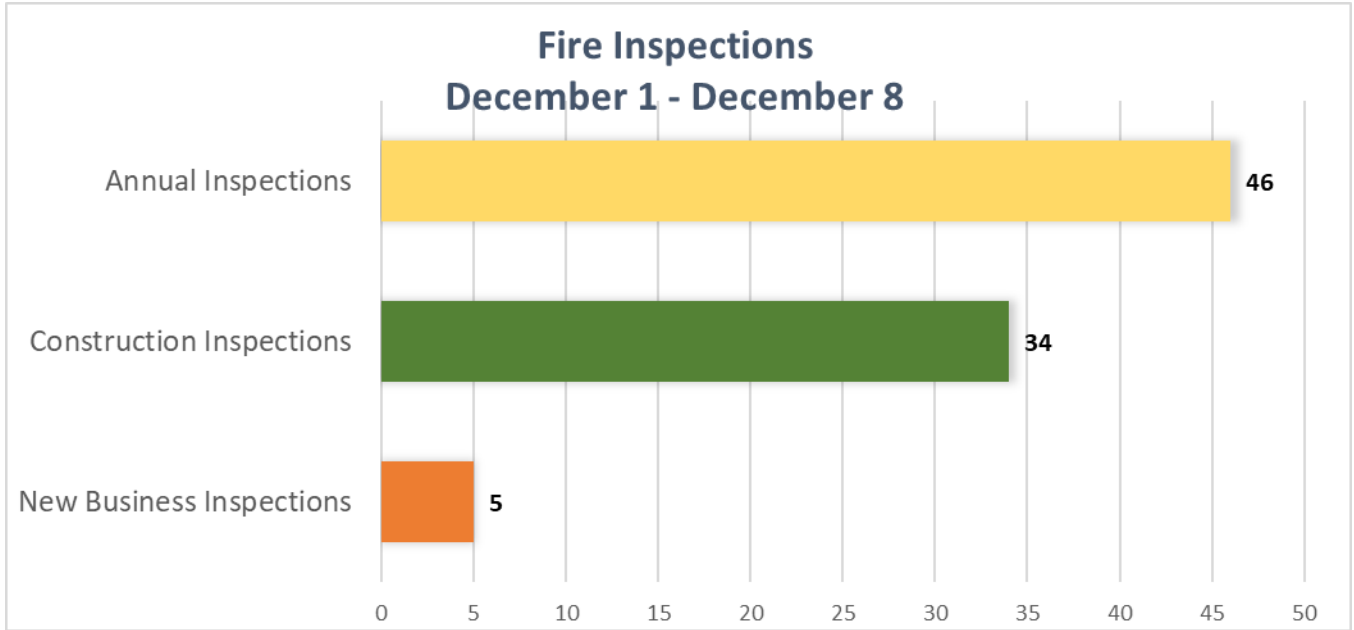
**Graffiti Restitution**

Collected This Week	Collected Year to Date
\$151.75	\$8,981.15

## Public Works

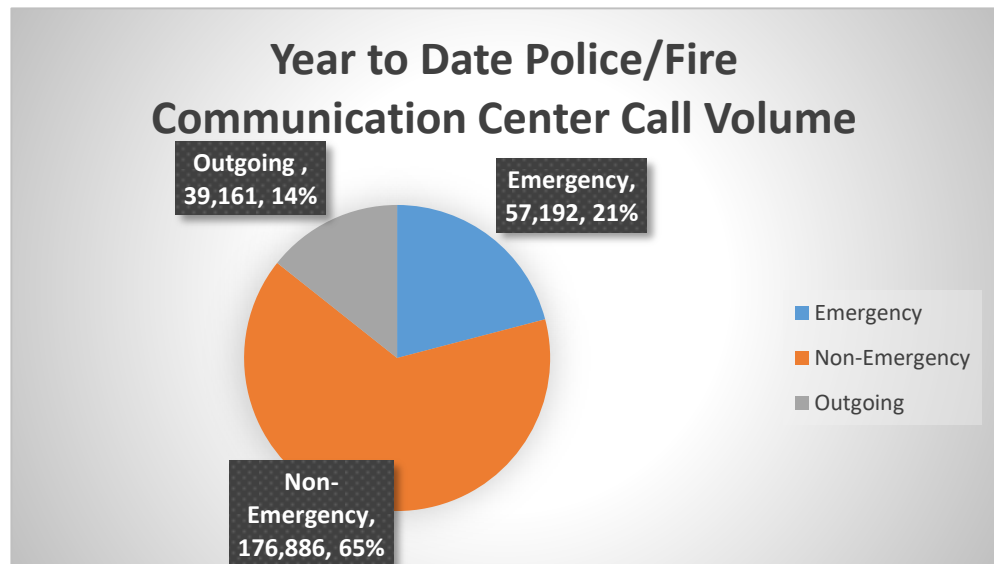
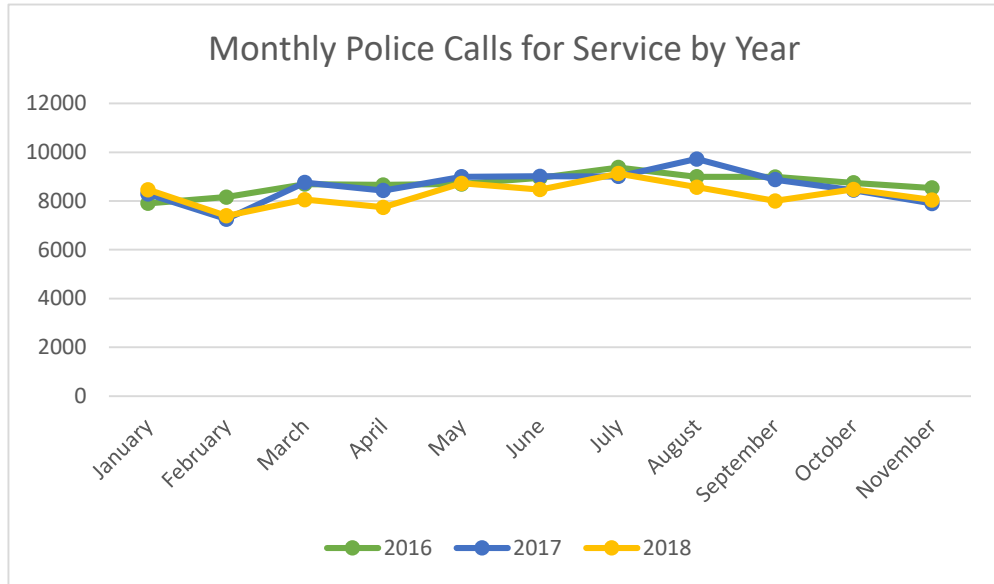


**Fire**

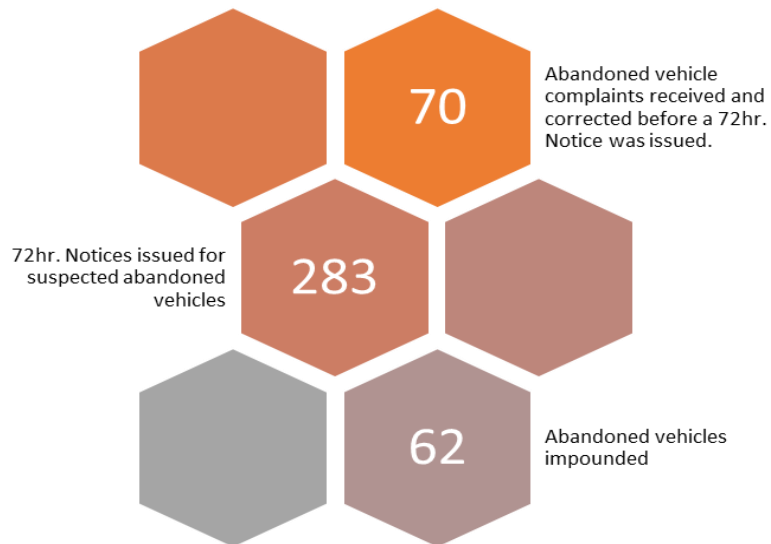


Total Emergency Responses (Year To Date)	14,933
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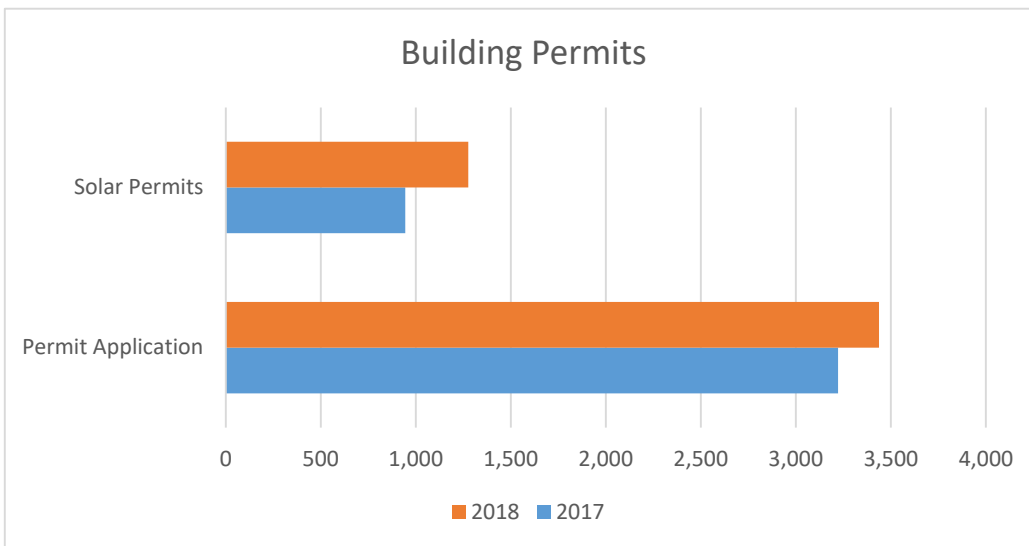
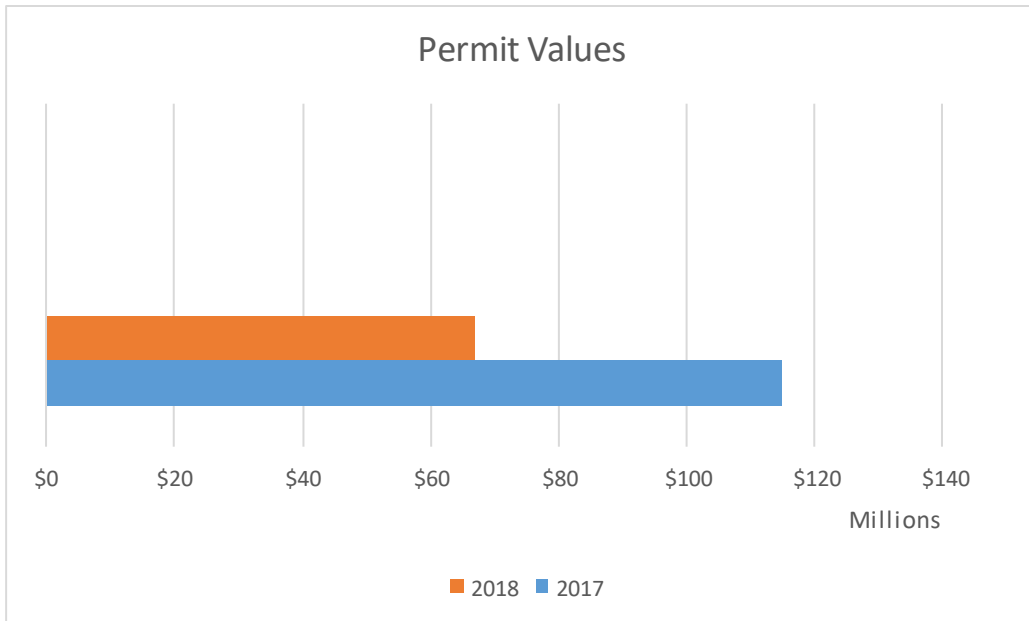
**Police**



**November Abandoned Vehicle Data**



**Building Division:**



**POLICE DEPARTMENT**

**Incidents:**

**Man Attempts to Flee Police on Scooter**

On December 1, just before midnight, officers responded to reports of possible gunshots heard in the 1300 block of N. Escondido Blvd. The first officer to arrive spotted an adult male standing near a doorway. The male saw the officer and casually dropped a backpack as he walked away. The officer tried to talk with the male, but he got on a scooter and quickly left the area. A .44 caliber handgun was found in the discarded backpack. Additional officers arrived and found that the male had abandoned his scooter and was hiding in some bushes. William Holmquist (25-year-old resident of Escondido) was arrested on numerous felony charges related to possession of a concealed handgun and being a felon in-possession of a handgun. It remains unclear if Holmquist had discharged the firearm prior to police arrival.

### **Man Arrested After Assault on Police Officer**

On December 2 at 6:35 p.m. officers attempted to stop Brandon Phoenix (29-year-old resident of Escondido) who was wanted on a felony parole violation warrant. Phoenix fled from officers and armed himself with an icepick. Phoenix ignored repeated commands to give up. Phoenix elbowed and kicked an officer multiple times until a team of officers were able to get him in handcuffs. No officers were injured in this incident. Phoenix was arrested on a felony parole violation warrant and felony resisting arrest.

### **Alcohol Thief Arrested**

On December 4 at 4:15 p.m. officers responded to a call from the Smart and Final store located at 395 N. Escondido Blvd. Store employees reported that an adult male entered the store, stole several bottles of alcohol, and assaulted an employee who attempted to stop him. Officers found the male a short distance away. Joshua Gustafson (41-year-old resident of Escondido) was arrested and booked into the Vista Detention Facility for robbery.

### **Car Stolen with Baby Inside**

On December 4 at 10:00 p.m., officers responded to reports that a car had just been stolen from the 99 Cent Store parking lot at 385 N. Escondido Blvd. with a six-month-old baby inside. The child's mother said that prior to the theft she left her Mercedes in the parking lot with the engine running, so as to not wake her sleeping baby. Unfortunately, someone stole the car shortly after she entered the store. Officers throughout the city started searching for the stolen car and baby. About ten minutes later an officer spotted the car in the 1200 block of N. Escondido Blvd. The auto-theft suspect was still in the car, but ran when he saw the officer approach. The suspect, Anthony Guerrero (31-year-old resident of Escondido) was arrested after a short foot pursuit. He was later booked into the Vista Detention Facility on narcotics and auto-theft related charges. The baby was unharmed and reunited with its mother.

### **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.

- 1 arrest
- 11 citations
- 24 extra patrols

**Events:**

We held our annual Escondido Police Children’s Christmas Party on December 5. Each year, we invite children from Escondido who were witnesses or victims in criminal cases. The party is a great way to end the year, and a great way for us to give some extra care to some very deserving children. This year we hosted approximately 50 children. They were treated to presents, Christmas trees, a visit with Santa Claus and more. Thank you the numerous members of our community who donated gifts and the Christmas trees!



Members of the EPD Investigations Bureau who made this event possible



Toys waiting for their new owners!

**Tip of the Week:**

Leaving young children in a car is not only dangerous, it is illegal. California Vehicle Code section 15620 (a) makes it an infraction, punishable by fine, for leaving a child younger than six unattended in a car with the engine running, and/or the keys in the ignition. Depending on the circumstances, parents/guardians can face additional misdemeanor or even felony criminal charges when leaving young children in a car. The risk just doesn’t outweigh the inconvenience of having to unbuckle a young child.



## FIRE DEPARTMENT

### News:

- On Saturday, December 1, the Police and Fire Departments hosted their semi-annual “Guns and Hoses” event. Certificates for the event are given out by the Fire and Police Chiefs to be auctioned by charity organizations in the City, including the Police Athletic League and anti-human trafficking organizations. The event takes place over an entire day. The participants can choose two of three options for the day: Firearms, Defensive Tactics, and the Fire Department. The firearms experience starts with a safety briefing followed by four hours of shooting various weapons under the supervision of the shooting range staff. The defensive tactics experience includes a firearms simulator, the opportunity to shoot a Taser, perform handcuffing, ride in the SWAT truck, and a K9 demonstration. The Fire Department experience includes wearing firefighter gear, navigating a hose maze in the darkened training tower, extinguishing a simulated car fire, and a detailed tour of the fire station. We had 31 participants at the event and everyone had a great time and got a glimpse into what it means to serve with Police and Fire in the City of Escondido.



- On Tuesday, December 4 at 11:30 a.m., the Escondido Police and Fire Communication Center received a report of a fire in an adult care facility located near the 1200 block of E. Pennsylvania Ave. A structure fire response of three Engines, one Truck, one Rescue Ambulance and one Battalion Chief was dispatched to the location. Escondido Police Officers provided road closures. The first arriving unit reported no smoke or signs of fire and began investigating. Crews found that a mattress fire had been extinguished by the sprinkler system in a room on the third floor of the facility. Due to the effectiveness of the fire sprinklers, all occupants of the building were able to escape without injury. The third floor room sustained minor fire and smoke damage. Water damage caused the facility to be deemed unsafe and temporarily closed. The property owners moved all 26 residents to another location. The cause of the fire is under investigation.

- The City of Escondido Fire Department personnel were extremely proud to be a part of the 2018 Employee Holiday Drive. The department collected a total of 101 sets of pajamas and 14 “souper” sacks in an effort to surpass our contributions from 2017.



## 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. A second grading plan check was submitted by the applicant on April 16, and the grading permit is ready to be issued once Planning receives information from the applicant that assures adequate parking is provided.
2. Escondido Research and Technology Center (ERTC) – East (Developer: James McCann) 2130 Citracado Parkway – Building plans for the first 71,656 SF medical office building in this approved medical complex area across from Palomar Hospital were submitted into plan check on October 9. Esgil and Planning have provided plan check comments. Fire has approved the plans. A Specific Plan Amendment (SPA) will be required to move the temporary parking lot on this site to another location within ERTC. The SPA application was submitted on November 13. Engineering provided comments to Planning the week of December 3. Fire is requesting paving for all driveways in the proposed temporary parking lot at the southern end of ERTC.

### Industrial

1. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) 2319 Cranston Dr. – Updated building plans were resubmitted into plan check on July 24. Esgil and Fire have approved the plans. Planning provided comments on the building plans on September 19. The final map was approved by City Council on September 19, and has recorded. The grading permit has been approved and the final improvement plan mylars have been signed. The building plans have been approved by Esgil and Fire. The Planning approval is still outstanding and awaiting minor plan revisions to be returned by applicant.

2. Citracado Business Park (Developer: Dentt Properties) 2207 Harmony Grove Road – A proposed specific plan for two industrial warehouse/office buildings (145,930 SF and 125,930 SF) with the buildings to be separated by the future extension of Citracado Parkway. The application was submitted on August 14. All departments have completed their initial review and comments were sent to the applicant on September 17. SDG&E also has provided comments regarding the high voltage power lines that traverse the site. The applicant's traffic consultant submitted revised methodology and distribution to Engineering on October 19. A meeting with the applicant to review the various departmental comments occurred on October 29. A revised submittal is expected soon.

### **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 engineering services on April 4. A project design kick-off meeting occurred on June 13. A Request for Qualifications to solicit a Design/Build firm was released the first week of September. A site walk with potential bidders was conducted the last week of September. Statements of Qualifications have been received; and the RFP was issued to a short-list of three selected consultants. Those consultants have until December 20 to submit their proposals. Final interviews to select the Design/Build firm will be conducted soon thereafter.
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 has been compiled and analyzed by the City's biological consultants based on recent conversations with the agencies. The biological consultant and staff met with the wildlife agencies on November 28 to discuss a modified approach to fulfilling mitigation requirements. Written information summarizing what was discussed at the meeting was transmitted to the agencies on December 4.

### **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, 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. Draft environmental documents were submitted to Planning the second week of August and comments on those documents were returned to the applicant on August 29. A revised draft Mitigated Negative Declaration was received on October 25. Staff met with the

applicant on November 8 to discuss the revised document. Public review of the draft MND is expected to commence next week.

## **Residential**

1. 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>

The responses to comments have generated related revisions to the project design. The applicant’s engineer submitted a revised tentative map on October 26. Generally, the amount of grading and the area of disturbance has decreased, while the overall number of 550 residential lots has remained the same. The revised Tentative Map and exhibits have been posted on-line at the link above.

2. 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. Planning staff met with the applicant on June 27 to discuss remaining issues. The applicant has occasionally engaged in discussions with various departments since that time, but has declined a staff offer to schedule a comprehensive meeting with all city departments. Revised plans were submitted the week of November 26. Fire has noted several previously identified issues remain unaddressed.
3. 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. The applicant submitted rough grading plans, drainage improvement plans and utility relocation plans for all three villages on May 7. There have been three rounds of plan checks on the rough grading plans since the original submittal and a permit-ready letter for rough grading was issued on August 31, and revised on September 4. Landscape plans were submitted on June 5, and a second submittal was received on October 2. The applicant submitted the final map and other improvement plans on July 9. Additional comments on the improvement plans, utility location plans, storm drain plans and all technical studies were provided by Engineering on September 11. Country Club Lane street improvement plans were submitted for first plan check on October 9, and Engineering comments were provided on November 21. A follow-up meeting with the applicant to discuss the comments is being scheduled.

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>

4. North Avenue Estates (Developer: Casey Johnson) 34 lots at North Ave./Conway Dr. –The City Council approved the project on January 10. LAFCO approved the annexation application on October 1, and the annexation has recorded. Staff met with Taylor Morrison Homes the week of November 5 to discuss the Precise Development Plan process. Grading plans, final map and improvement plans were submitted for review on December 7.
5. 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. 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. A meeting with the applicant occurred on September 12, to discuss remaining project issues. A purchase and sale agreement for the project site (Parking Lot 1) was approved by the City Council on September 19. Concerns regarding parking have been expressed; and the applicant has brought a parking consultant on board to review the issue.
6. 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. An environmental initial study and Draft Mitigated Negative Declaration (MND) were submitted for review on June 11. Comments on the MND were sent to the applicant and consultant on July 30, and revised documents are expected soon. Planning met with the applicant and consultant to discuss the comments on August 9. A meeting with the applicant occurred on September 12, to discuss remaining project issues.
7. 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 issues regarding the project design and revised plans were submitted in early April, and most recently on August 10. Outstanding issues include guest parking, drainage, additional fire hydrant and an ambulance turnaround. A meeting with the applicant to discuss these issues took place on October 11. Revised plans were resubmitted on November 29 and are currently being reviewed.
8. 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. Utilities conducted a fire flow test at the site on June 26. A constraints map to identify fire access routes and locations of existing utilities has been approved by staff and the applicant utilized that map to submit a revised project on November 21. The Staff Development Committee reviewed the revised plans on December 4, to prepare the various departments that will be issuing comments on the revised design.

9. 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 Daley Ranch – This proposed residential and resort hotel annexation and specific plan project was received on March 2. 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. 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 to discuss items listed in the letter. A follow-up meeting to discuss engineering issues occurred on June 27. The applicant met with Escondido Fire and Valley Center Fire on August 1, to discuss fire protection issues. Significant fire-related issues to be addressed include the steepness of the project entry road, secondary emergency access and Fire Department response times. A follow-up meeting with the applicant to discuss these issues occurred on October 11.

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](#)

10. 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. Comments from Planning, Fire, Engineering, Utilities and Traffic Engineering were provided to the applicant on July 13. A follow-up meeting with the applicant to discuss the comments occurred on July 31. Engineering has indicated that a specific alignment plan will be required to address the street radius on Nutmeg along the project frontage. Fire has identified some access issues that need to be addressed as well. Based on a preliminary environmental study of the project, it has been determined that an Environmental Impact Report will be prepared to support the project. A Notice of Preparation was sent out on August 29, and closed on October 1. A Scoping Meeting occurred on September 6. The applicant submitted revised plans and studies on October 16. Engineering, Utilities and Fire provided comments on the revised plans on November 13. A follow-up meeting with the applicant occurred on November 28. Traffic Engineering provided comments to Planning on the Traffic Impact Analysis on December 10.
11. Oak Creek (Builder: KB Homes) 65 single-family residential lots on approximately 44 acres at Felicita Road and Hamilton Lane – The original developer, New Urban West, has secured permits from CDFW, ACOE and RWQCB. The new builder (KB Homes) filed an application to revise the architecture and reduce the size of the homes. The Zoning Administrator approved a modification to the Precise Development Plan to revise the architecture on October 25. Grading, drainage and storm water management plans were submitted for first plan check on July 25. Fire and Engineering issued comments on the rough grading plan on September 4. Second plan check submittals for rough grading, off-site improvements and final map were received on October 23, and those plan checks have been completed. The model homes were submitted into plan check the last week of October and still require a Precise Grading Plan to be submitted. The project biologist and landscape architect are coordinating completion of the biological mitigation requirements with staff prior to issuance

of a grading permit. Utilities and Rincon MWD staff met last week with the applicant to discuss water service. A third plan check submittal is expected soon.

12. Mercado 3-Story Mixed Use Building (Developer: Curtis Lively) 5 residences and 2 commercial suites on 0.14-acre at 510 W. 2<sup>nd</sup> Avenue – A Plot Plan for five two-story residential units on top of 2,375 SF of commercial floor area and a parking garage was submitted July 13. Staff review comments were provided to the applicant who then submitted revised plans. A water main extension north from Third Avenue will be required to serve the project. Additional Planning and Engineering comments were sent to the applicant on September 27. Planning provided additional comments on an emailed version of a revised site plan on November 26, and a revised project submittal was received on December 11.
13. 555 West Grand Mixed-Use Building (Developer: Ed McCoy) 32 condo units in three floors over a parking garage – This 32-unit mixed-use development with 610 SF of office/flex space was submitted as a planned development application on August 27. The project is seeking a reduction in parking and open space standards. Initial multi-department comments were sent to the applicant on September 26. The applicant met with Fire, Engineering, Planning and Utilities staff on October 16 to discuss the staff comments. An alternative site plan showing garage access from Quince Street was submitted by the applicant on October 31, and staff is working on related street widening issues on this frontage. The applicant met with Fire on December 5 to discuss access issues from the alley behind the building.
14. Villa Portofino (Developer: Chris Post, ATC Design Group) 15 apartment units in a three-story building with parking garage at 2690 S. Escondido Blvd. – This 15-unit multi-family residential project on a 0.52-acre parcel between S. Escondido Blvd and Cranston Drive was submitted as a Plot Plan application on November 28. All departments are now reviewing for initial comments.
15. Accessory Dwelling Units – Planning staff is currently working on six applications for accessory dwelling units. 23 accessory dwelling units have been approved so far this year. Three accessory dwelling units were approved last year.

### **Building Division:**

1. The Building Division issued 73 permits (including 42 solar photovoltaic) with a total valuation of \$58,708.
2. Our building inspectors responded to 191 inspection requests and 145 customers visited the Building counter during the week.
3. *No Change from the previous.* The Meadowbrook three-story apartment building with underground garage at 2081 Garden Valley Glen is preparing the building for final inspection. Building inspected the gas lines on September 13, 2018. Cabinetry installation is ongoing. Permits have been issued for roof mounted solar.
4. *No Change from the previous.* The Westminster Seminary at 1725 Bear Valley Pkwy so far has received final inspection approval and Temporary Certificates of Occupancy for all buildings except for Buildings B and H.

5. *No change from the previous.* The Emmanuel Faith Church at 639 E. 17<sup>th</sup> Ave received final inspection corrections on November 14, and they are working on the inspection corrections.
6. *No change from the previous.* The Veterans Village project at 1540 S. Escondido Blvd are requesting early gas meter release for testing.
7. Centre City Shopping Center (Centre City Parkway/Mission Avenue) – A final building inspection and Certificate of Occupancy has been approved for the new carwash business. Interior tenant improvement permits were issued and the rough framing has been inspected for the new Yoshinoya restaurant in the center building. Habit Burger received final building inspection approval on November 30. Stanton Optical has received final building inspection approval.
8. *No change from the previous.* The Latitude 2 apartment project at 650 Center City Pkwy has received a 30-day Temporary Certificate of Occupancy for Building 1 and final Fire approval. Temporary electrical meter release has been approved for building 2, partial rough framing for building 3 and drywall at building 5.
9. *No Change from the previous.* The new two story church sanctuary building at 1864 N. Broadway has completed the slab, roof sheathing and exterior lath.
10. *No change from the previous.* The 212,000 SF industrial shell building at 2005 Harmony Grove has received an extension of their 30-day Temporary Certificate of Occupancy to expire on December 29.
11. The Citron multi-family project at 2516 S. Escondido Blvd. has received floor sheathing for Buildings 6,7 and 8, and Fire final approval for Buildings 1, 2 and 3.
12. The new 105 room hotel at 200 La Terraza Blvd. received rough framing approval for the 2<sup>nd</sup> and 3<sup>rd</sup> floor corridors and all of the first floor.
13. The four-story, 102,774 sf storage building at 222 W. Mission Ave. has received inspection approval for rough electric service entrance conductors and drywall.
14. *No change from the previous.* The new five-story storage building at 852 Metcalf St. has received slab inspection approval and underground plumbing.
15. The new Gateway Grand 126-unit apartment project at 700 W. Grand Ave. has received foundation for all pier footings for Building A and foundation and slab inspection for Buildings A and B and the clubhouse building and grade beams for Building C.
16. *No Change from the previous.* Foundation and underground plumbing have been approved for all 3 buildings at the new apartments on 917 W. Lincoln Ave. The project has 3 buildings and 9 total units.
17. Permits were issued for two accessory dwelling units this week.



## ENGINEERING DEPARTMENT

### Capital Improvements

1. Valley Parkway/Valley Center Road Widening Project: Calendar Day 344 – The contractor is continuing the staking of the trees and planting of shrubs along the Valley Center Road portion this week. The remaining item for the traffic signal is to activate the new electric meter pedestal which will happen this Friday during a 10-minute operation. The signal will be dark during this period. Stop signs and advance notification will be in place to serve as a 3-way stop. The completion of Bio Basin #4 will then be able to start next week. The metal guard rail system along Valley Center Road at the new bridge abutment was completed this past week. The Welcome Escondido monument sign is now visible to travelers along south bound Valley Parkway at Lake Wohlford Road.



2. 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. City is seeking a final environmental permit this week. The project is scheduled to be released for bidding next week if we are able to secure the final permit.
3. Missing Link Project – The fencing was completed along the Boys and Girls shared frontage at the pedestrian bridge this week. The remaining traffic signal poles for the Woodward/Broadway intersection have shipped and are scheduled for delivery on Thursday of this week.
4. HSIP Traffic Signal Project – The project will provide new traffic signals at Valley Parkway/Date Street and El Norte Parkway/Fig Street intersections. The project is funded by Highway Safety Improvements Projects. The contractor has begun to submit material for review. A preconstruction meeting is scheduled for December 17, which allow for the ordering of the traffic signal poles and equipment. The anticipated order time on signal elements has been averaging 24 weeks.

## **Private Development**

5. Centre City Shopping Center – *No changes from that reported last week:* The project has been walked and a punch list has been provided. The project is located at 425 West Mission Avenue.
6. Tract 932 - Canyon Grove Shea Homes Community – *No changes from that reported last week:* Engineering will be finalizing additional houses this week. Of the 179 home lots developed since the start of construction on February 11, 2016, only 30 remain unoccupied.
7. Latitude II Condominiums by a Lyon Homes Partnership: Washington Avenue @ Centre City Parkway – The developer has obtained the release of the first building for occupancy this past Friday. Offsite improvements along Washington Avenue have been started and are scheduled for completion on Wednesday.
8. Exeter Industrial Park – The new pedestrian ramp will be constructed this week. The last traffic signal pole foundation has been poured and the pole will be installed this Friday. The project is located at 2005 Harmony Grove Road.
9. Tract 934 – Is a 5 lot subdivision located at 1207 Gamble Street. The grading operation is 90% complete.
10. Gateway Project – *No changes from that reported last week:* The contractor has completed the water line syphon installation along Valley Parkway. The project is located at 700 W. Grand Avenue, the previous site of Escondido Police Department.
11. Lincoln Rock Apartments –On site paving has been performed and delivery of lumber to the site has begun. The project is located at the Southwest corner of Rock Springs Road and Lincoln Avenue.
12. Veterans Village - The construction of onsite improvements is the focus of construction this week.
13. KB Homes Oak Creek Project - *No changes from that reported last week:* The contractor is nearing completion of the remedial grading to remove unsuitable material from within the project. This work is focused on 4 specific areas. The project is located at the intersection of Hamilton Lane and Miller Avenue.

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