



MARCH 20, 2019
CITY COUNCIL CHAMBERS
3:30 P.M. Closed Session; 4:30 P.M. Regular Session
201 N. Broadway, Escondido, CA 92025

MAYOR	Paul McNamara
DEPUTY MAYOR	Consuelo Martinez
COUNCIL MEMBERS	Olga Diaz John Masson Michael Morasco
CITY MANAGER	Jeffrey Epp
CITY CLERK	Zack Beck
CITY ATTORNEY	Michael McGuinness
DIRECTOR OF COMMUNITY DEVELOPMENT	Bill Martin
DIRECTOR OF ENGINEERING SERVICES	Julie Procopio

ELECTRONIC MEDIA:

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

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

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

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



Council Meeting Agenda

**March 20, 2019
3:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

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

ORAL COMMUNICATIONS

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

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

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

a. **Case Name:** Sandra Matyus v. City of Escondido
Case No: ADJ11360738, ADJ11360794

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

a. **Property:** 613 East Lincoln Avenue (APN 229-160-54)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Escondido Community Child Development Center
Under Negotiation: Lease Terms

b. **Property:** 1201 East Washington Avenue (APN 230-141-01)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: San Diego Gas & Electric
Under Negotiation: Potential Leasing Opportunity

- c. **Property:** 200 - 290 East Via Rancho Parkway (APNs 271-030-14, -15, -16, -17, -18, 19, -20)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Westfield Corporation
Under Negotiation: Potential Purchase and Sale, Westfield Mall

III. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE (Government Code 54956.9(d)(2))

- a. The City Council will consider issues related to the payment in full of the former Escondido Redevelopment Agency's Traffic Impact Fund loan approved in the 2019-20 ROPS.

ADJOURNMENT



Council Meeting Agenda

**March 20, 2019
4:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

MOMENT OF REFLECTION:

FLAG SALUTE

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

PRESENTATIONS: Certificates of Recognition: Merrilyn Carpenter and Bill Dixon

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)

Request the City Council approve the City Council, Successor Agency, and Housing Successor Agency warrant numbers:

- 327452 – 327699 dated February 6, 2019
- 327700 – 327881 dated February 13, 2019
- 327882 – 328110 dated February 20, 2019
- 328111 – 328339 dated February 27, 2019
- 328340 – 328622 dated March 6, 2019

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

3. APPROVAL OF MINUTES: A) Regular Meeting of February 6, 2019 B) Regular Meeting of February 13, 2019 C) Special Meeting of February 27, 2019

4. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED DECEMBER 31, 2018 AND RECOMMENDED INVESTMENT STRATEGIES -

Request the City Council receive and file the October through December 2018 City Treasurer's Quarterly Investment Report and recommended investment strategies from PFM Asset Management.

Staff Recommendation: **Receive and File (City Treasurer's Office: Douglas W. Shultz)**

5. FISCAL YEAR 2018 URBAN AREA SECURITY INITIATIVE GRANT AND BUDGET ADJUSTMENT -

Request the City Council approve authorizing the Escondido Police Department to accept a Fiscal Year 2018 Urban Area Security Initiative Grant in the amount of \$32,992; 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.

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

6. AUTHORIZATION FOR RELEASE OF REQUEST FOR PROPOSALS FOR AFFORDABLE HOUSING PURPOSES -

Request the City Council approve authorizing Housing & Neighborhood Services Division staff to release a Request for Proposals (RFP) for the provision of long-term affordable housing through acquisition or rehabilitation or redevelopment of blighted properties. The RFP will include a total of \$3,000,000 in Affordable Housing Funds, including Successor Housing Agency and HOME funds.

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

7. **ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE GENERAL PLAN AND ANNUAL HOUSING ELEMENT REPORT (MISC 19-0004) -**

Request the City Council receive and file the General Plan Annual Progress Report, documenting the City's progress on implementing the General Plan and authorize submittal of the report to the State Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD), and SANDAG.

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

8. **PUBLIC SERVICE AGREEMENT WITH TIMECLOCK PLUS TO PROVIDE A TIME AND ATTENDANCE TRACKING SOFTWARE SYSTEM FOR THE CITY OF ESCONDIDO -**

Request the City Council approve authorizing the Mayor and City Clerk to execute a three (3) year Public Service Agreement with TimeClock Plus with three (3) additional one-year renewal option periods conditional upon budget appropriations.

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

RESOLUTION NO. 2019-36

9. **UPDATE OF CURRENT CITY COUNCIL ASSIGNMENT TO THE LEAGUE OF CALIFORNIA CITIES -**

Request the City Council make determinations and ratify the Mayor's appointment of Deputy Mayor Martinez to serve as the Council's alternate representative for the League of California Cities.

Staff Recommendation: **Ratify the Mayor's Appointment (City Clerk's Office: Zack Beck)**

10. **AMENDMENT TO CHAPTER 2 OF THE ESCONDIDO MUNICIPAL CODE TO MOVE THE CLOSED SESSION MEETING AND REGULAR CITY COUNCIL MEETING TIMES -**

Request the City Council approve amending Section 2-21(a) of the Escondido Municipal Code to move Closed Session meetings to 5:00 p.m. and regular City Council meetings to 6:00 p.m.

Staff Recommendation: **Approval (City Clerk's Office: Zack Beck)**

ORDINANCE NO. 2019-05 (First Reading and Introduction)

11. **CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT - PRELIMINARY ENGINEER'S REPORT FOR ZONES 1-38 FOR FISCAL YEAR 2019/2020 -**

Request the City Council approve initiating the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (LMD) for Zones 1 through 38 for the Fiscal Year 2019/2020; approve the preliminary Engineer's Report for LMD Zones 1 through 38; and set a public hearing date of May 1, 2019 for LMD Zones 1 through 38.

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

A) RESOLUTION NO. 2019-30 B) RESOLUTION NO. 2019-31

12. **NOTICE OF COMPLETION FOR THE VISTA VERDE RESERVOIR REPLACEMENT PROJECT - PHASE II -**

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the Vista Verde Reservoir Replacement Project - Phase II.

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

RESOLUTION NO. 2019-45

13. **AGREEMENT FOR THE PROVISION OF HOMELESS CASE MANAGEMENT SERVICES -**
Request the City Council approve authorizing an agreement with Interfaith Community Services to add a social worker to provide homeless case management services to the team addressing homelessness in Escondido.

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

RESOLUTION NO. 2019-46

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

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

PUBLIC HEARINGS

14. **MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION FOR GRAND AVENUE APARTMENTS, 1316 EAST GRAND AVENUE (PHG 17-0019) -**

Request the City Council conduct a public hearing on the Grand Avenue Apartments project proposal, which includes a 15-unit apartment building on approximately 0.51 acre of property located on the north side of East Grand Avenue, between East Ohio Avenue and Harding Street; approve a Master and Precise Development Plan for an apartment building containing 15 residential units and associated off-street parking; approve a Notice of Exemption per the California Environmental Quality Act (CEQA); and approve a Grading Exemption for a fill slope over ten (10) feet in height within 50 feet of property lines, and an associated retaining wall up to 22.5 feet in height.

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

A) RESOLUTION NO. 2019-37 B) ORDINANCE NO. 2019-02 (First Reading and Introduction)

15. **REVIEW AND RE-AFFIRM COMMUNITY DEVELOPMENT PRIORITIES OF THE FISCAL YEAR 2015-2019 CONSOLIDATED PLAN AND APPROVE ALLOCATION PROCESS FOR FISCAL YEAR 2019-2020 CDBG AND ESG FUNDING -**

Request the City Council review and re-affirm the community development priorities adopted in the Amended 2015-2019 Five-Year Consolidated Plan for Community Development Block Grant (CDBG); approve an allocation process for Fiscal Year 2019/2020 CDBG funds to utilize the maximum 15 percent allowable for public service activities to address the priorities of the Consolidated Plan, and the maximum 20 percent allowable for administration of the CDBG program; authorize the release of a Request for Proposals (RFP) for public services and community redevelopment activities; review and re-affirm the homelessness and homelessness prevention priorities adopted in the Amended 2015-2019 Five-Year Consolidated Plan for Emergency Solutions Grant (ESG); authorize the release of a Notice of Funding Availability (NOFA) for organizations assisting persons experiencing homelessness or at-risk of homelessness within the City.

Staff Recommendation: **Provide Direction (Community Development Department: Bill Martin)**

CURRENT BUSINESS

16. ZONING CODE LAND USE STUDY - INFORMATIONAL REPORT AND STATUS UPDATE (PHG 18-0006) -

Request the City Council receive and file the status update on the Zoning Code Land Use Study and provide direction to staff as appropriate. No action is required at this time.

Staff Recommendation: **Provide Direction (Community Development Department: Bill Martin)**

FUTURE AGENDA

17. 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: Zack Beck)**

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. This report is also available on the City's website, www.escondido.org.

- **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

UPCOMING MEETING SCHEDULE

Date	Day	Time	Meeting Type	Location
March 27	Wednesday	4:30 PM	Library Board of Trustees Vacancy Interviews	Mitchell Room
April 3	Wednesday	3:30 & 4:30 PM	Regular Meeting	Council Chambers
April 10	Wednesday	3:30 & 4:30 PM	Regular Meeting	Council Chambers
April 17	-	-	No Meeting	-

TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

LIVE BROADCAST

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



CITY COUNCIL STAFF REPORT

Consent Item No. 2

March 20, 2019

File No. 0400-40

SUBJECT: Approval of Warrants

DEPARTMENT: Finance Department

RECOMMENDATION:

Request approval for City Council, Successor Agency and Housing Successor Agency warrant numbers:

327452 – 327699 dated February 6, 2019
327700 – 327881 dated February 13, 2019
327882 – 328110 dated February 20, 2019
328111 – 328339 dated February 27, 2019
328340 – 328622 dated March 6, 2019

FISCAL ANALYSIS:

The total amount of the warrants for the following periods are as follows:

January 31, 2019 – February 6, 2019, is \$806,798.20
February 7 – 13, 2019, is \$1,274,816.59
February 14 – 20, 2019, is \$1,749,198.86
February 21 – 27, 2019, is \$1,911,219.86
February 28 – March 6, 2019, is \$1,509,724.43

BACKGROUND:

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.

CITY OF ESCONDIDO
February 6, 2019
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, February 6, 2019 in the City Council Chambers at City Hall with Mayor McNamara presiding.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember John Masson, Councilmember Michael Morasco, and Mayor Paul McNamara. Quorum present.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

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

- I. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))**
- a. **Case Name:** John Fryday v. City of Escondido
Case No: ADJ #9018583
 - b. **Case Name:** Milan Jurovich v. City of Escondido
Case No: ADJ #11228602
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** 3400 East Valley Parkway (APNs 225-141-27, -34, -40)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: El Caballo Park Conservancy
Under Negotiation: Lease Renewal Terms
 - b. **Property:** 3450 East Valley Parkway (APN 225-141-34)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: San Diego County Humane Society and S.P.C.A.
Under Negotiation: Lease Renewal Terms
- III. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE (Government Code 54956.9(d)(2))**
- a. One Case

ADJOURNMENT

Mayor McNamara adjourned the meeting at 4:10 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY OF ESCONDIDO
February 6, 2019
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, February 6, 2019 in the City Council Chambers at City Hall with Mayor McNamara presiding.

MOMENT OF REFLECTION

Bill Pinkerton led the Moment of Reflection.

FLAG SALUTE

Mayor McNamara led the flag salute.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember John Masson, Councilmember Michael Morasco, and Mayor Paul McNamara. Quorum present.

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

ORAL COMMUNICATIONS

Alejandro Sanchez, Escondido, shared concerns regarding homeless issues in Escondido.

Nancy Burian, Escondido, shared safety concerns regarding a brick wall near her home.

Alor Calderon, Lead Organizer for Justice Overcoming Boundaries, requested a later time for Council meetings and shared concerns regarding affordable housing, immigration issues, and people with disabilities.

CONSENT CALENDAR

MOTION: Moved by Councilmember Masson and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of item 5. Motion carried unanimously.

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
- 2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
Request the City Council approve the City Council, Successor Agency, and Housing Successor Agency warrant numbers:
 - 326829 – 327056 dated January 16, 2019
 - 327057 – 327228 dated January 23, 2019

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

3. **APPROVAL OF MINUTES: A) Regular Meeting of January 16, 2019 B) Regular Meeting of January 23, 2019**

4. **APPROVAL OF CALPERS INDUSTRIAL DISABILITY FOR FIREFIGHTER/PARAMEDIC MILAN JUROVICH -**

Request the City Council approve the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Firefighter/Paramedic Milan Jurovich.

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

RESOLUTION NO. 2019-22

5. **CULTURAL, COMMUNITY AND NATURAL RESOURCES GRANT PROGRAM APPLICATION -**

Request the City Council approve authorizing the Director of Communications and Community Services or her designee to submit an application to the California Natural Resources Agency for Cultural, Community and Natural Resources Grant Program funds for upgrades to the athletic fields at Kit Carson Park, including enhancements, which will improve the community's ability to adapt to the impacts of climate change; and if awarded, authorize the Director of Communications and Community Services or her designee to accept the grant funds; and complete a budget adjustment, and complete grant documents on behalf of the City to receive, track, and spend these funds.

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

RESOLUTION NO. 2019-29

Joanna Axelrod, Director of Communications and Community Services, and Karen Youel, Housing and Neighborhood Services Manager, were available to answer questions.

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Martinez to submit an application to the California Natural Resources Agency for Cultural, Community and Natural Resources Grant Program funds for upgrades to the athletic fields at Kit Carson Park, including enhancements, which will improve the community's ability to adapt to the impacts of climate change; and if awarded, authorize the Director of Communications and Community Services or her designee to accept the grant funds; and complete a budget adjustment, and complete grant documents on behalf of the City to receive, track, and spend these funds and adopt Resolution No. 2019-29. Motion carried unanimously.

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

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

CURRENT BUSINESS

6. **FINANCIAL REPORT FOR THE QUARTER ENDED DECEMBER 31, 2018 AND BUDGET ADJUSTMENT -**

Request the City Council receive and file the Second Quarter Financial Report for Fiscal Year 2018/19 and approve the budget adjustment and position reclassification request.

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

Sheryl Bennett, Deputy City Manager/Administrative Services, Joan Ryan, Assistant Director of Finance, and Michelle Collette, Senior Accountant, presented the staff report utilizing a PowerPoint presentation.

Sarah Fischer, Escondido, shared concerns about the Reidy Creek Golf Course fund.

Patricia Borchmann, Escondido, shared comments regarding the Second Quarter Financial Report and the Reidy Creek Golf Course fund.

MOTION: Moved by Councilmember Diaz and seconded by Deputy Mayor Martinez to receive and file the Second Quarter Financial Report for Fiscal Year 2018/19 and approve the budget adjustment and position reclassification request with the exception of \$20,000 of the budget adjustment for Reidy Creek Golf Course golf cart batteries. Motion carried unanimously.

MOTION: Moved by Councilmember Morasco seconded by Councilmember Masson to approve \$20,000 of the budget adjustment for Reidy Creek Golf Course golf cart batteries. Ayes: Martinez, Masson, Morasco, McNamara. Noes: Diaz. Motion carried.

7. CITY COUNCIL MEETING TIMES -

Request the City Council review Section 2-21 of the Escondido Municipal Code pertaining to the time of City Council Meetings and provide direction to staff.

Staff Recommendation: **Provide Direction (City Manager's Office: Jeffrey Epp and City Clerk's Office: Zack Beck)**

Zack Beck, City Clerk, presented the staff report utilizing a PowerPoint presentation.

Sarah Fischer, Escondido, shared concerns regarding a later Council Meeting time.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Masson to continue with the current Council Meeting times. Ayes: Masson, Morasco. Noes: Diaz, Martinez, McNamara. Motion failed.

MOTION: Moved Deputy Mayor Martinez and seconded by Councilmember Diaz to move the Closed Session Meeting time to 5:00 p.m. and Regular Council Meeting time to 6:00 p.m. Ayes: Diaz, Martinez, McNamara. Noes: Masson, Morasco. Motion carried.

FUTURE AGENDA

8. 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: Zack Beck)**

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Diaz attended the opening of a new trail segment for the San Dieguito River Park as a member of the San Diego Joint Powers Authority.

Councilmember Masson attended San Diego County Water Authority meeting; appointed to two committees; new chairwoman, Gloria Gray, appointed at Metropolitan Water District; refinanced bonds that will save \$18 million; February declared as Brewing Month; and potential water tax legislation.

Deputy Mayor Martinez attended League of California Cities New Mayors & Council Members Academy.

Mayor McNamara attended League of California Cities New Mayors & Council Members Academy.

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. This report is also available on the City's website, www.escondido.org.

- **WEEKLY ACTIVITY REPORT -**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor McNamara adjourned the meeting at 6:31 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY OF ESCONDIDO
February 13, 2019
3:30 P.M. Meeting Minutes
Escondido City Council

THIS MEETING WAS CANCELLED.

CALL TO ORDER

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

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

- a. **Property:** 1201 East Washington Avenue, APN 230-141-01-00
- City Negotiator:** Jeffrey Epp, City Manager
- Negotiating Parties:** San Diego Gas & Electric
- Under Negotiation:** Potential Temporary Lease Agreement

ADJOURNMENT

CITY OF ESCONDIDO
February 13, 2019
4:30 P.M. Meeting Minutes

Escondido City Council

CALL TO ORDER

MOMENT OF REFLECTION

Zack Beck led the Moment of Reflection.

FLAG SALUTE

Councilmember Morasco led the flag salute.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember John Masson, Councilmember Michael Morasco, and Mayor Paul McNamara. Quorum present.

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

ORAL COMMUNICATIONS

Alejandro Sanchez, Escondido, shared concerns regarding \$20,000 for golf cart batteries at Reidy Creek Golf Course.

Merrill Leeds, Vista, discussed concerns regarding climate change and requested the City of Escondido adopt a resolution declaring a climate emergency.

Chris Nava, Escondido, addressed concerns regarding retention of Library Board of Trustee Minutes.

CONSENT CALENDAR

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

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
- 2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
Request the City Council approve the City Council, Successor Agency, and Housing Successor Agency warrant numbers: (File No. 0400-40)
 - 327229 - 327451 dated January 30, 2019Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**
- 3. APPROVAL OF MINUTES: None Scheduled**

4. REQUEST FOR AUTHORIZATION TO PROCESS AN AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN TO ACCOMMODATE THE DEMOLITION AND RECONSTRUCTION OF DISCOUNT TIRE -

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 replacement of the Discount Tire store at 209 South Escondido Boulevard, with a larger store and expanded parking lot that would occupy both the existing parcel and a neighboring parcel. (File No. 0800-70)

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

5. CONSULTING AGREEMENT FOR CONTRACT PLANNING SERVICES FOR THE PALOMAR HEIGHTS PROJECT (SUB 18-0011) -

Request the City Council approve authorizing the Mayor and City Clerk to enter into an agreement for professional services with Harris and Associates in an amount not to exceed \$106,600 to serve as an extension of Planning Division staff related to the proposed Palomar Heights project. Professional services would primarily be related to the management of the environmental review process for the project. Authorizing this request does not have a legally binding effect on any possible future discretionary action related to this project. (File No. 0600-10 [A-3287])

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

RESOLUTION NO. 2019-25

6. FIRST AMENDMENT TO THE PUBLIC SERVICES AGREEMENT FOR THE IMPLEMENTATION SERVICES FOR THE CITYWORKS PROJECT AND BUDGET ADJUSTMENT -

Request the City Council approve a First Amendment to the Public Service Agreement with the Timmons Group for the sum of \$175,000 to continue to implement the Cityworks Project Software and a budget adjustment in the amount of \$175,000 from the General Fund. (File No. 0600-10 [A-3261])

Staff Recommendation: **Approval (Information Systems Department: Rob Van De Hey)**

RESOLUTION NO. 2019-27

7. PURCHASE ORDER INCREASE FOR SODIUM CHLORIDE FOR WATER TREATMENT -

Request the City Council approve an increase of \$75,000 to the City's Fiscal Year 2018/2019 purchase order with Step Saver, Inc. Step Saver provides the Water Treatment Plant with the chemical sodium chloride, used during the disinfection process. (File No. 0470-25)

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

RESOLUTION NO. 2019-28

8. SALE OF PROPERTY: 2400 WEST VALLEY PARKWAY, LOT #20 AT ESCONDIDO VIEWS MOBILEHOME PARK -

Request the City Council approve authorizing the Real Property Manager to execute documents necessary to complete the sale of 2400 West Valley Parkway, Lot #20 at Escondido Views Mobilehome Park. (File No. 0690-20)

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

RESOLUTION NO. 2019-34

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

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

CURRENT BUSINESS

9. CONSULTING AGREEMENT FOR THE DESIGN OF THE WASHINGTON PARK SKATE SPOT AND PARKING LOT EXPANSION -

Request the City Council approve authorizing the Mayor and City Clerk to execute a Consulting Agreement for Design Professionals with New Line Skateparks in the amount of \$143,574 for the design of the Washington Park Skate Spot and Parking Lot Expansion Project. (File No. 0600-10 [A-3288])

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

RESOLUTION NO. 2019-32

Joanna Axelrod, Director of Communications and Community Development, and Danielle Lopez, Assistant Director of Community Services, presented the staff report utilizing a PowerPoint presentation.

MOTION: Moved by Councilmember Masson and seconded by Councilmember Diaz to approve authorizing the Mayor and City Clerk to execute a Consulting Agreement for Design Professionals with New Line Skateparks in the amount of \$143,574 for the design of the Washington Park Skate Spot and Parking Lot Expansion Project and adopt Resolution No. 2019-32. Motion carried unanimously.

10. SANDAG SMART GROWTH INCENTIVE PROGRAM GRANT AGREEMENT AND BUDGET ADJUSTMENT FOR THE GRAND AVENUE STREETScape IMPROVEMENT PROJECT - PHASE I

Request the City Council approve authorizing the City Manager or his designee to execute a grant agreement, complete all forms for the Grand Avenue Streetscape Improvement Project - Phase I, and approve a related budget adjustment in the amount of \$1.1 million. (File NO. 1020-71)

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

RESOLUTION NO. 2019-33

Julie Procopio, Director of Engineering Services, presented the staff report utilizing a PowerPoint presentation.

Sharon Sanders, Escondido, stated support for a more vibrant downtown and questioned community support for the proposed project.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Masson to approve authorizing the City Manager or his designee to execute a grant agreement, complete all forms for the Grand Avenue Streetscape Improvement Project - Phase I, and approve a related budget adjustment in the amount of \$1.1 million and adopt Resolution No. 2019-33. Motion carried unanimously.

11. BID AWARD FOR PUBLIC IMPROVEMENT AGREEMENT: SPRUCE STREET CHANNEL IMPROVEMENT PROJECT AND ESCONDIDO TRANSIT CENTER ACTIVE TRANSPORTATION CONNECTIONS PROJECT -

Request the City Council approve authorizing the award of a Public Improvement Agreement in the amount of \$3,523,810 to Palm Engineering Construction Company, Inc. for construction of the Spruce Street Channel Improvement Project and the Escondido Transit Center for Active Transportation Connections Project. (File No. 0600-10 [A-3282])

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio and Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2019-21

Elisa Marrone, Environmental Program Specialist, Elizabeth Lopez, Associate Engineer, presented the staff report utilizing a PowerPoint presentation.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Diaz to approve authorizing the award of a Public Improvement Agreement in the amount of \$3,523,810 to Palm Engineering Construction Company, Inc. for construction of the Spruce Street Channel Improvement Project and the Escondido Transit Center for Active Transportation Connections Project and adopt Resolution No. 2019-21. Motion carried unanimously.

FUTURE AGENDA

12. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the 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: Zack Beck)**

DEPUTY MAYOR MARTINEZ REQUESTED RECONSIDERATION OF SUBCOMMITTEE ASSIGNMENTS AND TO BE AN ALTERNATE FOR THE LEAGUE OF CALIFORNIA CITIES.

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Diaz attended League of California Cities meeting, reported American Red Cross offering replacement and installation of fire alarms, received list of potential impacts from Governor's proposed budget.

Deputy Mayor Martinez attended San Diego County meeting, Mayor Alejandra Sotelo-Solis appointed as chair and Mayor John Minto as vice chair for the City Selection Committee; Mayor Mary Salas and Mayor Serge Dedina appointed as south county representatives for the Local Agency Formation Commission (LAFCO).

Mayor McNamara attended SANDAG meeting; attended North County Transit District meeting and reported regarding transportation issues.

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. This report is also available on the City's website, www.escondido.org.

- **WEEKLY ACTIVITY REPORT -**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor McNamara adjourned the meeting at 5:43 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

**CITY OF ESCONDIDO
SPECIAL MEETING OF THE CITY COUNCIL
8:00 A.M. WEDNESDAY, FEBRUARY 27, 2019
CALIFORNIA CENTER FOR THE ARTS, ESCONDIDO
STATE OF THE CITY
MINUTES**

CALL TO ORDER

The Special Meeting of the City Council of the City of Escondido, California, was called to order at 8:00 a.m. on Wednesday, February 27, 2019 at the California Center for the Arts, Escondido with Mayor McNamara presiding.

MASTER OF CEREMONIES

Irv Erdos, Columnist for the San Diego Union Tribune, welcomed everyone to the annual State of the City Address and introduced Mayor McNamara, Deputy Mayor Consuelo Martinez, Councilmember Olga Diaz, and Councilmember John Masson.

INVOCATION

Fr. Ken Del Priore led the Invocation.

FLAG SALUTE AND PLEDGE OF ALLEGIANCE

Escondido Police and Fire Color Guard led the Flag Salute and Pledge of Allegiance.

NATIONAL ANTHEM

Erica Champagne performed the National Anthem.

CHAMBER OF COMMERCE REMARKS

Kristen Steinke, Board of Directors Chair, reported on the Chamber of Commerce sponsored activities that were held in the City.

ATTENDANCE

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember John Masson, and Mayor Paul McNamara. Absent: Councilmember Michael Morasco. Quorum present.

CITY COUNCIL AWARDS

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

<u>Recipient</u>	<u>Category</u>
<i>William Toone</i>	<i>Environmental Education</i>
<i>Bob and Louisa Magoon</i>	<i>Business</i>
<i>Morgan Lundy</i>	<i>Inspiration</i>
<i>Glen Brouwer</i>	<i>Service Above Self</i>
<i>Dennis O’Sullivan</i>	<i>Community</i>
<i>Marie Tuck</i>	<i>Historic Preservation</i>
<i>Queen California Docents</i>	<i>Arts</i>
<i>Matt and Carrie Foster</i>	<i>Service to Veterans</i>
<i>Phil Henry of Henry Avocado</i>	<i>Mayor’s Award</i>

STATE OF THE CITY ADDRESS

Mayor McNamara noted the many achievements made in the past year in the areas of Neighborhood Improvement, Public Safety, Projects, Water, Innovation, and Volunteers. Mayor McNamara shared comments regarding Escondido’s agricultural roots, community based initiatives, and the City’s boards and commissions.

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor McNamara adjourned the meeting at 9:41 A.M.

MAYOR

CITY CLERK

CITY COUNCIL STAFF REPORT

Consent Item No. 4

March 20, 2019

File No. 0490-55

SUBJECT: Treasurer's Investment Report for the Quarter Ended December 31, 2018, and Recommended Investment Strategies

DEPARTMENT: City Treasurer's Office

RECOMMENDATION:

It is requested that the City Council receive and file the Quarterly Investment Report.

PREVIOUS ACTION:

The Investment Report for the quarter ended September 30, 2018, was filed with the City Clerk's Office on January 9, 2019, and presented to the City Council on January 16, 2019.

BACKGROUND:

The City of Escondido's (City) Investment Policy requires the City Treasurer to submit a quarterly investment report to the City Council and City Manager. The quarterly investment report should include the type of investment, issuer, date of maturity, par, and dollar amount invested and market value for each security held by the City. Details of the City's investment portfolio are included in the attached reports that are listed below:

- Summary of Investment Allocation as of December 30, 2018
- Summary of Investment Portfolio Yield for the last 12 months
- Summary and Detailed Reports of Investment Portfolio – October 2018 through December 2018
- Schedule of Investments Matured – October 2018 through December 2018
- Schedule of Funds Managed by Outside Parties as of December 31, 2018

The first page of the Investment Report is the Summary of Investment Allocation as of December 31, 2018 (Attachment 1). This chart shows that from October 1, 2018 to December 31, 2018, the City's investment portfolio increased from \$136 million to \$151 million. The adjusted average annual yield increased from 1.7 percent to 1.8 percent with the portfolio duration at 1.31. An excess of cash receipt inflows over cash payment outflows for the quarter resulted in an increase of \$15 million in the book value of the investment portfolio. Major components of the net \$15 million increase are:

	<u>In Millions</u>
Sales Tax Allocations	\$ 10.4
County Property Tax Allocations	7.7
Franchise Fees	0.8
Highway User Tax	0.8
Capital Improvement Project Reimbursements	4.1
Operating Revenues	40.2
Investment Interest and Maturities	3.6
San Diego County Water Authority Payments	(7.8)
CALPERS Contributions	(6.3)
Employee Payroll, Health and Benefit Payments	(19.2)
Accounts Payable	<u>(18.6)</u>
Net Increase in Investment Portfolio	<u>\$ 15.0</u>

There are adequate funds to meet the next six-month's expected expenditures. The Bank of New York Mellon Trust's monthly statement is the source for the market valuation. At December 31, 2018, the current investment portfolio balance exceeded the City's \$25.7 million current investment policy requirement by \$53 million. As of December 31, 2018, the City complies with all requirements of the City's Investment Policy except the amount invested in LAIF. With the onboarding of a new investment advisor, we were waiting to reinvest when maturities were received, resulting in more liquid funds in the interim.

PFM Asset Management has reviewed the City's investment portfolio and is recommending diversifying the portfolio. Attachment 6 to the staff report shows a view of the current portfolio and the strategy to diversify the City's portfolio. They are recommending reducing investments in agencies, increasing investments in treasuries and increasing investments in credit such as cooperate notes, commercial paper and certificates of deposits. Attachment 7 to the staff report shows the recommended sector allocation with 51% invested in government, 31% financials and 6% technology. A schedule with the type of issuers that make up those sectors is also included.

Treasurer's Investment Report for the Quarter Ended December 31, 2018
March 20, 2019
Page 3

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Douglas W. Shultz, City Treasurer
3/13/2019 10:45 a.m.

ATTACHMENTS:

1. Attachment 1 – Summary of Investment Allocation as of December 31, 2018
2. Attachment 2 – Summary of Investment Portfolio Yield for the last 12 months
3. Attachment 3 – Summary and Detailed Reports of Investment Portfolio October - December 2018
4. Attachment 4 – Schedule of Investments Matured October - December 2018
5. Attachment 5 – Schedule of Funds Managed by Outside Parties as of December 31, 2018
6. Attachment 6 – Strategy Implementation - Increasing Diversification
7. Attachment 7 – Recommended Sector Allocation-Industry Breakdown

**City of Escondido
Summary of Investment Allocation
as of December 31, 2018**

Investment Type	Book Value	Market Value	Percent of Portfolio at Market
Federal Agency Securities	\$ 72,201,387	\$ 70,994,427	47.61%
State Investment Pool (LAIF)	52,443,032	52,443,033	35.17%
U.S. Municipal Bonds	7,690,605	7,597,742	5.09%
Negotiable Certificates of Deposit	6,653,000	6,590,773	4.42%
Supranational Securities	5,408,184	5,359,729	3.59%
U.S. Corporate Bonds	4,212,530	4,086,660	2.74%
Money Market Funds	1,064,806	1,064,806	0.71%
U.S. Treasury Obligations	995,347	990,660	0.66%
Total Investment Portfolio - December 2018	\$ 150,668,891	\$ 149,127,830	100%
Reported Total Investments - September 2018	\$ 135,984,031	\$ 133,588,481	
Change from Prior Quarter	\$ 14,684,860	\$ 15,539,349	
Portfolio Duration	1.31		

**CITY OF ESCONDIDO
SUMMARY OF INVESTMENT PORTFOLIO YIELDS
FOR THE LAST 12 MONTHS
As of December 31, 2018**

<u>Date</u>	<u>Book Value</u>	<u>Yield</u>
Dec-18	\$150,668,890.63	1.970%
Nov-18	\$143,772,797.41	1.924%
Oct-18	\$140,389,352.75	1.896%
Sep-18	\$135,984,031.14	1.861%
Aug-18	\$138,992,723.25	1.832%
Jul-18	\$158,123,586.26	1.810%
Jun-18	\$164,964,837.02	1.787%
May-18	\$155,172,587.18	1.752%
Apr-18	\$142,730,971.02	1.729%
Mar-18	\$135,468,550.16	1.712%
Feb-18	\$137,979,018.86	1.676%
Jan-18	\$143,978,470.43	1.635%
Average Portfolio Interest Yields		1.799%

Attachment 3

City of Escondido
 Investment Portfolio - by Asset Class, Summary
 Report Format: By Totals
 Portfolio / Report Group: All Portfolios
 As of 10/31/2018

Description	Face Amount	Cost Value	Market Value	Book Value	YTM @ Cost	YTM @ Market	Portfolio Duration	Days To Maturity
California Local Agency Investment Fund	40,243,032.50	40,243,032.50	40,243,032.50	40,243,032.50	2.144	2.144	0.00	1
Corporate Bond	4,200,000.00	4,217,304.00	4,064,037.00	4,213,160.85	2.610	3.658	3.50	1,340
Federal Agency Coupon Securities	73,656,000.00	74,296,005.02	71,999,848.50	73,876,982.48	1.625	2.877	2.04	764
Money Market	1,064,806.45	1,064,806.45	1,064,806.45	1,064,806.45	2.070	2.070	0.00	1
Municipal Bond	7,655,000.00	7,705,595.95	7,459,657.15	7,692,441.98	2.673	3.546	3.56	1,371
Negotiable Certificate of Deposit	6,900,000.00	6,900,000.00	6,797,258.12	6,900,000.00	1.964	2.981	1.47	550
Supranational Securities	5,441,000.00	5,383,821.67	5,315,322.75	5,404,515.40	1.928	2.824	1.72	646
Treasury Coupon Securities	1,000,000.00	990,234.38	987,930.00	994,413.09	2.071	2.732	1.00	365
Total / Average	140,159,838.95	140,800,799.97	137,931,892.47	140,389,352.75	1.896	2.722	1.52	572

Attachment 3

City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 10/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
California Local Agency Investment Fund										
LAIF LGIP	LGIP7282	05/31/2011	40,243,032.50	40,243,032.50	40,243,032.50	2.144	2.144	0.00	1	28.71
Sub Total / Average			40,243,032.50	40,243,032.50	40,243,032.50	2.144	2.144	0.00	1	28.71
Corporate Bond										
Apple Inc 2.1 9/12/2022	037833DC1	11/16/2017	950,000.00	906,385.50	937,012.57	2.477	3.377	3.72	1,412	0.68
Citigroup 2.75 4/25/2022-22	172967LG4	09/25/2017	800,000.00	773,336.00	802,609.39	2.650	3.780	3.34	1,272	0.57
Goldman Sacks 3 4/26/2022-21	38141GWC4	09/20/2017	800,000.00	778,696.00	808,224.84	2.684	3.823	3.33	1,273	0.57
JPMorgan Chase & Co 3.25 9/23/2022	46625HJE1	12/01/2017	600,000.00	591,750.00	611,968.75	2.700	3.631	3.68	1,423	0.43
Morgan Stanley 2.75 5/19/2022	61744YAH1	09/15/2017	800,000.00	773,312.00	803,838.65	2.605	3.762	3.36	1,296	0.57
Oracle Corp 2.5 10/15/2022	68389XAP0	11/16/2017	250,000.00	240,557.50	249,506.65	2.553	3.531	3.78	1,445	0.18
Sub Total / Average			4,200,000.00	4,064,037.00	4,213,160.85	2.610	3.658	3.50	1,340	3.00
Federal Agency Coupon Securities										
FFCB 1.14 6/29/2020	3133EGJD8	06/29/2016	2,000,000.00	1,944,220.00	1,997,889.42	1.205	2.871	1.64	607	1.43
FFCB 1.4 10/14/2021	3133EGYQ2	10/27/2016	2,000,000.00	1,908,080.00	1,996,583.86	1.460	3.039	2.90	1,079	1.43
FFCB 1.46 10/28/2020	3133EFLZ8	10/28/2015	1,000,000.00	971,370.00	1,000,000.00	1.460	2.950	1.97	728	0.71
FFCB 1.55 9/27/2019	3133EG2D6	01/27/2017	2,000,000.00	1,979,320.00	2,000,707.58	1.510	2.713	0.90	331	1.43
FFCB 1.66 9/20/2021	3133EHZA4	10/11/2017	2,000,000.00	1,924,580.00	1,990,009.74	1.840	3.034	2.82	1,055	1.43
FFCB 1.7 3/4/2019	3133EDTU6	05/27/2016	1,750,000.00	1,746,027.50	1,753,294.71	1.135	2.363	0.34	124	1.25
FFCB 1.7 4/27/2020	3133EAN46	02/01/2018	1,025,000.00	1,008,272.00	1,017,833.20	2.182	2.827	1.48	544	0.73
FFCB 1.8 11/12/2019	3133EEBN9	11/12/2014	5,000,000.00	4,951,150.00	5,000,000.00	1.800	2.768	1.02	377	3.57
FFCB 2.28 10/17/2022-18	3133EHF73	10/26/2017	1,000,000.00	967,760.00	997,921.48	2.335	3.152	3.80	1,447	0.71
FFCB 2.46 8/5/2020	3133ECW91	06/30/2016	1,500,000.00	1,488,870.00	1,536,471.18	1.047	2.894	1.72	644	1.07
FFCB 4.81 9/1/2020	31331S4M2	06/30/2016	310,000.00	320,456.30	330,698.63	1.080	2.905	1.77	671	0.22
FFCB 5.125 11/15/2018	31331YEJ5	12/26/2013	760,000.00	760,858.80	760,970.76	1.856	2.166	0.04	15	0.54
FHLB 1.375 2/18/2021	3130A7CV5	06/24/2016	2,000,000.00	1,931,220.00	2,004,224.79	1.280	2.933	2.26	841	1.43
FHLB 1.61 8/26/2020	3130ABD94	09/25/2017	2,000,000.00	1,954,440.00	1,998,078.61	1.664	2.905	1.79	665	1.43

Attachment 3

City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 10/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
FHLB 1.75 12/14/2018	313376BR5	12/26/2013	895,000.00	894,355.60	894,906.65	1.841	2.339	0.12	44	0.64
FHLB 1.75 3/12/2021	313382K69	04/27/2016	1,000,000.00	973,450.00	1,005,672.53	1.500	2.920	2.32	863	0.71
FHLB 1.875 11/29/2021	3130AABG2	12/16/2016	2,000,000.00	1,936,260.00	1,986,890.55	2.100	2.966	2.98	1,125	1.43
FHLB 1.875 6/11/2021	313379RB7	06/24/2016	2,000,000.00	1,947,500.00	2,026,436.27	1.350	2.926	2.54	954	1.43
FHLB 2.17 8/14/2020	3130ADGL0	02/13/2018	2,000,000.00	1,974,720.00	1,997,568.24	2.240	2.900	1.75	653	1.43
FHLB 2.25 3/11/2022	313378CR0	05/09/2017	2,000,000.00	1,949,840.00	2,015,919.75	2.000	3.040	3.24	1,227	1.43
FHLB 4.625 9/11/2020	3133XD4P3	05/25/2016	2,350,000.00	2,420,970.00	2,486,070.52	1.410	2.944	1.80	681	1.68
FHLMC 1.125 8/12/2021	3137EAEC9	08/17/2016	3,000,000.00	2,852,070.00	2,984,778.41	1.314	2.986	2.74	1,016	2.14
FHLMC 1.25 10/2/2019	3137EADM8	03/16/2016	1,000,000.00	986,450.00	999,283.11	1.330	2.752	0.92	336	0.71
FHLMC 1.25 8/1/2019	3137EADK2	07/02/2015	3,000,000.00	2,968,530.00	2,993,566.24	1.546	2.671	0.75	274	2.14
FHLMC 1.4 8/22/2019	3134G3A91	03/15/2016	1,000,000.00	989,870.00	1,000,865.02	1.290	2.674	0.80	295	0.71
FHLMC 1.5 3/19/2020	3134G3K58	09/28/2017	616,000.00	604,573.20	615,166.32	1.600	2.877	1.37	505	0.44
FHLMC 1.55 8/21/2020	3134G3D64	05/26/2016	1,195,000.00	1,165,316.20	1,198,548.13	1.380	2.972	1.78	660	0.85
FHLMC 1.65 1/29/2021	3134G34D9	07/13/2016	2,410,000.00	2,339,748.50	2,437,733.89	1.123	3.002	2.20	821	1.72
FHLMC 1.65 8/28/2020	3134G3F96	05/26/2016	1,000,000.00	981,130.00	1,004,767.23	1.380	2.715	1.80	667	0.71
FHLMC 1.75 5/21/2021	3134G44H8	07/13/2016	2,000,000.00	1,939,700.00	2,025,712.49	1.230	2.984	2.49	933	1.43
FHLMC 1.875 8/17/2021	3134G92Y2	05/09/2017	2,000,000.00	1,941,600.00	1,998,648.70	1.900	2.971	2.72	1,021	1.43
FHLMC 2 3/12/2020	3134G3QX1	03/15/2016	1,250,000.00	1,236,200.00	1,259,072.79	1.450	2.830	1.35	498	0.89
FHLMC 2.4 11/28/2022-18	3134GBY63	11/28/2017	1,000,000.00	964,390.00	1,000,000.00	2.400	3.342	3.86	1,489	0.71
FHLMC 2.4 11/28/2022-18	3134GBY63	11/28/2017	1,000,000.00	964,390.00	1,000,000.00	2.400	3.342	3.86	1,489	0.71
FNMA 1 8/28/2019	3135G0P49	01/27/2017	2,000,000.00	1,972,820.00	1,992,728.76	1.447	2.659	0.83	301	1.43
FNMA 1.25 5/6/2021	3135G0K69	05/19/2016	1,000,000.00	959,470.00	993,846.92	1.505	2.934	2.47	918	0.71
FNMA 1.25 8/17/2021	3135G0N82	10/11/2016	3,000,000.00	2,862,570.00	2,986,258.87	1.420	2.970	2.75	1,021	2.14
FNMA 1.5 11/30/2020	3135G0F73	04/26/2017	2,000,000.00	1,943,740.00	1,993,500.81	1.661	2.901	2.05	761	1.43
FNMA 1.75 1/30/2019	3136FTZZ5	02/03/2014	2,595,000.00	2,590,640.40	2,595,556.41	1.660	2.415	0.25	91	1.85
FNMA 2 10/5/2022	3135G0T78	10/11/2017	2,000,000.00	1,923,260.00	1,999,984.23	2.000	3.044	3.79	1,435	1.43

Attachment 3

City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 10/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
FNMA 2 8/26/2022	3136G05L1	09/28/2017	2,000,000.00	1,924,960.00	2,002,878.70	1.960	3.048	3.68	1,395	1.43
FNMA 2.25 10/27/2022-18	3136G4PV9	11/29/2017	2,000,000.00	1,934,700.00	1,995,936.98	2.304	3.127	3.83	1,457	1.43
Sub Total / Average			73,656,000.00	71,999,848.50	73,876,982.48	1.625	2.877	2.04	764	52.55
Money Market										
Blackrock Federal Fund MM	X9X9USDBLFD	09/28/2017	1,064,806.45	1,064,806.45	1,064,806.45	2.070	2.070	0.00	1	0.76
Sub Total / Average			1,064,806.45	1,064,806.45	1,064,806.45	2.070	2.070	0.00	1	0.76
Municipal Bond										
Brea Redev Agency 2.25 8/1/2022	106293CG6	11/01/2017	220,000.00	210,872.20	218,446.07	2.451	3.438	3.59	1,370	0.16
City of Industry CA 2.75 1/1/2022	45656RDV1	09/29/2017	250,000.00	244,822.50	251,113.32	2.600	3.445	3.03	1,158	0.18
City of Monrovia CA 2.742 5/1/2022	611581AM1	12/13/2017	750,000.00	728,227.50	750,000.00	2.742	3.633	3.31	1,278	0.54
Contra Costa County CA Fire 5.06 8/1/2022	31224RAS5	10/10/2017	850,000.00	896,180.50	925,798.60	2.520	3.500	3.43	1,370	0.61
Contra Costa County Redev Agency 2.25 8/1/2022	212263AS6	09/29/2017	500,000.00	476,035.00	496,476.15	2.450	3.628	3.59	1,370	0.36
Guadalupe CA Cmnty Redev Agency 2.5 8/1/2022	400559AE0	11/29/2017	230,000.00	220,740.20	228,786.51	2.651	3.658	3.58	1,370	0.16
Long Beach CA Tidelands Rev 2.785 11/1/2022	54245HAN4	11/15/2017	825,000.00	798,847.50	825,000.00	2.785	3.644	3.76	1,462	0.59
Murrieta Redev Successor Agency 2.5 8/1/2022	62719PAY2	10/18/2017	250,000.00	241,210.00	249,486.64	2.559	3.508	3.58	1,370	0.18
Norco CA Comm Redev Agency 2.715 3/1/2022	655505BJ3	12/20/2017	320,000.00	312,854.40	320,000.00	2.715	3.429	3.19	1,217	0.23
Palm Springs CA Cmnty Redev Agency 2.25 9/1/2022	69667ABT2	11/15/2017	290,000.00	276,996.40	287,389.63	2.501	3.510	3.68	1,401	0.21
San Diego Redev Agency 2.875 9/1/2021	79730WAX8	09/28/2017	400,000.00	395,676.00	404,349.18	2.470	3.277	2.73	1,036	0.29
San Francisco City & County 2.5 9/1/2022	79772EAX7	11/09/2017	350,000.00	337,659.00	348,688.31	2.605	3.490	3.66	1,401	0.25
San Francisco City & County 2.5 9/1/2022	79772EAE9	11/09/2017	380,000.00	366,601.20	377,897.14	2.655	3.490	3.66	1,401	0.27
San Marcos CA Redev Agency 2.25 10/1/2022	79876CBS6	12/14/2017	750,000.00	714,585.00	737,821.80	2.695	3.552	3.76	1,431	0.54
Temecula CA Redev Agency 2.5 12/15/2022	87972DBB7	12/15/2017	1,065,000.00	1,020,216.75	1,049,031.37	2.893	3.606	3.90	1,506	0.76
Town of Mammoth Lakes CA Judgement Rev 2.75 10/1/2	56155CAE8	10/25/2017	225,000.00	218,133.00	222,157.26	3.101	3.592	3.73	1,431	0.16
Sub Total / Average			7,655,000.00	7,459,657.15	7,692,441.98	2.673	3.546	3.56	1,371	5.46
Negotiable Certificate of Deposit										
Ally Bank 1.9 6/22/2020	02006L3N1	06/22/2017	245,000.00	240,336.77	245,000.00	1.900	3.097	1.61	600	0.17

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City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 10/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
American Exp Centurion 2 11/28/2018	02587DWJ3	11/28/2014	247,000.00	246,938.65	247,000.00	2.000	2.307	0.08	28	0.18
American Exp Fed Svgs Bk 2 7/24/2019	02587CAJ9	07/24/2014	247,000.00	245,411.12	247,000.00	2.000	2.901	0.73	266	0.18
Barclays Bank 2.099 7/23/2019	06740KHK6	07/28/2014	247,000.00	245,595.39	247,000.00	2.099	2.894	0.72	265	0.18
Beneficial Bank 2.15 10/18/2022	08173QBX3	10/18/2017	245,000.00	236,025.43	245,000.00	2.150	3.140	3.82	1,448	0.17
BMW 1.95 6/20/2019	05580AAL8	06/20/2014	247,000.00	245,613.19	247,000.00	1.950	2.845	0.63	232	0.18
Capital One Bank USA NA 2.4 6/1/2022	1404203C2	06/01/2017	245,000.00	238,957.20	245,000.00	2.400	3.133	3.42	1,309	0.17
Capital One NA 2 8/12/2019	14042E5L0	08/12/2015	247,000.00	245,204.14	247,000.00	2.000	2.946	0.78	285	0.18
Cit Bank 2.2 11/26/2019	17284C4L5	11/26/2014	247,000.00	244,679.21	247,000.00	2.200	3.101	1.05	391	0.18
Comenity Capital Bank 2 10/13/2020	20033AND4	10/13/2015	249,000.00	243,862.88	249,000.00	2.000	3.091	1.91	713	0.18
Discover FS 2 6/18/2019	254671W48	06/18/2014	247,000.00	245,702.73	247,000.00	2.000	2.845	0.63	230	0.18
Enerbank USA 2.05 8/28/2019	29266NB30	08/28/2014	247,000.00	245,207.20	247,000.00	2.050	2.937	0.83	301	0.18
EVERBANK FL 1.6 7/30/2019	29976DZM5	07/30/2015	248,000.00	245,634.10	248,000.00	1.600	2.901	0.74	272	0.18
First Bank of Richmond 1.8 10/19/2020	319267GK0	10/18/2017	245,000.00	239,462.41	245,000.00	1.800	2.992	1.94	719	0.17
FIRST BUSINESS 1.5 10/30/2019	31938QP65	10/30/2015	248,000.00	244,242.40	248,000.00	1.500	3.050	1.00	364	0.18
Focus Bank 2.2 11/24/2022	34415LAP6	11/24/2017	245,000.00	236,269.33	245,000.00	2.200	3.141	3.87	1,485	0.17
Franklin Synergy Bank 1.6 8/30/2019	35471TDK5	05/31/2017	245,000.00	242,294.24	245,000.00	1.600	2.948	0.83	303	0.17
Goldman Sachs Bank USA 2.35 6/21/2022	38148PKX4	06/21/2017	245,000.00	238,443.06	245,000.00	2.350	3.134	3.48	1,329	0.17
Live Oak Banking Co. 1.85 7/30/2019	538036CA0	10/30/2014	247,000.00	245,100.79	247,000.00	1.850	2.888	0.75	272	0.18
Medallion Bank Utah 2.05 6/28/2021	58403B6Y7	06/28/2017	245,000.00	238,364.27	245,000.00	2.050	3.113	2.59	971	0.17
Mercantile Bank of MI 1.8 6/8/2020	58740XZJ2	06/07/2017	245,000.00	240,058.64	245,000.00	1.800	3.098	1.58	586	0.17
Park National Bank 2.1 3/26/2019	700654AV8	09/26/2014	247,000.00	246,472.33	247,000.00	2.100	2.633	0.40	146	0.18
Sallie Mae Bank 2.1 8/13/2019	795450SJ5	08/13/2014	247,000.00	245,390.30	247,000.00	2.100	2.945	0.78	286	0.18
SYNCHRONY BANK 2.25 7/17/2020	87165HKM1	07/17/2015	247,000.00	243,559.98	247,000.00	2.250	3.091	1.68	625	0.18
Third Fed S & L 2 11/25/2019	88413QAW8	11/24/2014	247,000.00	244,163.16	247,000.00	2.000	3.101	1.05	390	0.18
Unity Bank 1.65 10/30/2020	91330ABC0	10/30/2015	249,000.00	242,033.40	249,000.00	1.650	3.094	1.97	730	0.18
Venture Bank Bloomington 1.6 9/6/2019	92326XDN8	06/06/2017	245,000.00	242,126.93	245,000.00	1.600	3.002	0.84	310	0.17

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City of Escondido
 Portfolio Holdings
 Investment Portfolio - by Asset Class
 Report Format: By Transaction
 As of 10/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
WEX Bank 1.8 6/2/2020	92937CFS2	06/02/2017	245,000.00	240,108.87	245,000.00	1.800	3.099	1.56	580	0.17
Sub Total / Average			6,900,000.00	6,797,258.12	6,900,000.00	1.964	2.981	1.47	550	4.92
Supranational Securities										
IADB 1.75 9/14/2022	4581X0CZ9	11/07/2017	1,000,000.00	949,820.00	986,514.33	2.118	3.137	3.75	1,414	0.71
IADB 1.75 9/14/2022	4581X0CZ9	11/06/2017	1,000,000.00	949,820.00	986,442.19	2.120	3.137	3.75	1,414	0.71
IBRD 1.2 9/30/2019	459058FQ1	12/11/2017	700,000.00	689,570.00	695,483.89	1.920	2.858	0.91	334	0.50
IBRD 1.25 4/26/2019	459058FC2	11/22/2017	2,000,000.00	1,986,780.00	1,994,885.38	1.785	2.627	0.49	177	1.43
IBRD 1.875 3/15/2019	459058DL4	12/11/2017	741,000.00	739,332.75	741,189.61	1.804	2.479	0.37	135	0.53
Sub Total / Average			5,441,000.00	5,315,322.75	5,404,515.40	1.928	2.824	1.72	646	3.88
Treasury Coupon Securities										
T-Note 1.5 10/31/2019	912828F62	01/31/2018	1,000,000.00	987,930.00	994,413.09	2.071	2.732	1.00	365	0.71
Sub Total / Average			1,000,000.00	987,930.00	994,413.09	2.071	2.732	1.00	365	0.71
Total / Average			140,159,838.95	137,931,892.47	140,389,352.75	1.896	2.722	1.52	572	100

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City of Escondido

Investment Portfolio - by Asset Class, Summary

Report Format: By Totals

Portfolio / Report Group: All Portfolios

As of 11/30/2018

Description	Face Amount	Cost Value	Market Value	Book Value	YTM @ Cost	YTM @ Market	Portfolio Duration	Days To Maturity
California Local Agency Investment Fund	44,643,032.50	44,643,032.50	44,643,032.50	44,643,032.50	2.208	2.208	0.00	1
Corporate Bond	4,200,000.00	4,217,304.00	4,050,936.00	4,212,850.46	2.610	3.776	3.43	1,310
Federal Agency Coupon Securities	72,896,000.00	73,420,485.02	71,412,395.39	73,106,377.77	1.623	2.823	1.98	742
Money Market	1,064,806.45	1,064,806.45	1,064,806.45	1,064,806.45	2.130	2.130	0.00	1
Municipal Bond	7,655,000.00	7,705,595.95	7,503,691.70	7,691,538.39	2.673	3.390	3.49	1,341
Negotiable Certificate of Deposit	6,653,000.00	6,653,000.00	6,561,988.53	6,653,000.00	1.963	2.984	1.44	540
Supranational Securities	5,441,000.00	5,383,821.67	5,328,878.38	5,406,319.56	1.928	2.770	1.64	616
Treasury Coupon Securities	1,000,000.00	990,234.38	988,950.00	994,872.28	2.071	2.727	0.91	335
Total / Average	143,552,838.95	144,078,279.97	141,554,678.95	143,772,797.41	1.924	2.689	1.43	538

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City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 11/30/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
California Local Agency Investment Fund										
LAIF LGIP	LGIP7282	05/31/2011	44,643,032.50	44,643,032.50	44,643,032.50	2.208	2.208	0.00	1	31.10
Sub Total / Average			44,643,032.50	44,643,032.50	44,643,032.50	2.208	2.208	0.00	1	31.10
Corporate Bond										
Apple Inc 2.1 9/12/2022	037833DC1	11/16/2017	950,000.00	905,815.50	937,288.50	2.477	3.420	3.64	1,382	0.66
Citigroup 2.75 4/25/2022-22	172967LG4	09/25/2017	800,000.00	769,568.00	802,547.84	2.650	3.955	3.26	1,242	0.56
Goldman Sacks 3 4/26/2022-21	38141GWC4	09/20/2017	800,000.00	774,232.00	808,031.01	2.684	4.021	3.25	1,243	0.56
JPMorgan Chase & Co 3.25 9/23/2022	46625HJE1	12/01/2017	600,000.00	589,968.00	611,716.42	2.700	3.723	3.59	1,393	0.42
Morgan Stanley 2.75 5/19/2022	61744YAH1	09/15/2017	800,000.00	771,000.00	803,749.79	2.605	3.877	3.33	1,266	0.56
Oracle Corp 2.5 10/15/2022	68389XAP0	11/16/2017	250,000.00	240,352.50	249,516.90	2.553	3.575	3.70	1,415	0.17
Sub Total / Average			4,200,000.00	4,050,936.00	4,212,850.46	2.610	3.776	3.43	1,310	2.93
Federal Agency Coupon Securities										
FFCB 1.14 6/29/2020	3133EGJD8	06/29/2016	2,000,000.00	1,948,380.00	1,997,993.73	1.205	2.821	1.56	577	1.39
FFCB 1.4 10/14/2021	3133EGYQ2	10/27/2016	2,000,000.00	1,916,040.00	1,996,678.84	1.460	2.934	2.82	1,049	1.39
FFCB 1.46 10/28/2020	3133EFLZ8	10/28/2015	1,000,000.00	974,280.00	1,000,000.00	1.460	2.852	1.89	698	0.70
FFCB 1.55 9/27/2019	3133EG2D6	01/27/2017	2,000,000.00	1,981,260.00	2,000,643.45	1.510	2.705	0.82	301	1.39
FFCB 1.66 9/20/2021	3133EHZA4	10/11/2017	2,000,000.00	1,931,860.00	1,990,293.82	1.840	2.933	2.74	1,025	1.39
FFCB 1.7 3/4/2019	3133EDTU6	05/27/2016	1,750,000.00	1,746,745.00	1,752,497.60	1.135	2.407	0.26	94	1.22
FFCB 1.7 4/27/2020	3133EAN46	02/01/2018	1,025,000.00	1,009,409.75	1,018,228.43	2.182	2.808	1.40	514	0.71
FFCB 1.8 11/12/2019	3133EEBN9	11/12/2014	5,000,000.00	4,955,100.00	5,000,000.00	1.800	2.764	0.95	347	3.48
FFCB 2.28 10/17/2022-18	3133EHF73	10/26/2017	1,000,000.00	973,300.00	997,964.57	2.335	3.014	3.72	1,417	0.70
FFCB 2.46 8/5/2020	3133ECW91	06/30/2016	1,500,000.00	1,490,850.00	1,534,772.21	1.047	2.833	1.64	614	1.04
FFCB 4.81 9/1/2020	31331S4M2	06/30/2016	310,000.00	320,298.20	329,773.21	1.080	2.851	1.68	641	0.22
FHLB 1.375 2/18/2021	3130A7CV5	06/24/2016	2,000,000.00	1,937,540.00	2,004,074.08	1.280	2.838	2.18	811	1.39
FHLB 1.61 8/26/2020	3130ABD94	09/25/2017	2,000,000.00	1,958,920.00	1,998,165.29	1.664	2.830	1.72	635	1.39
FHLB 1.75 12/14/2018	313376BR5	12/26/2013	895,000.00	894,847.85	894,970.30	1.841	2.170	0.04	14	0.62
FHLB 1.75 3/12/2021	313382K69	04/27/2016	1,000,000.00	975,990.00	1,005,475.34	1.500	2.843	2.24	833	0.70

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City of Escondido
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As of 11/30/2018

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FHLB 1.875 11/29/2021	3130AABG2	12/16/2016	2,000,000.00	1,942,620.00	1,987,240.13	2.100	2.881	2.93	1,095	1.39
FHLB 1.875 6/11/2021	313379RB7	06/24/2016	2,000,000.00	1,947,780.00	2,025,604.94	1.350	2.953	2.46	924	1.39
FHLB 2.17 8/14/2020	3130ADGL0	02/13/2018	2,000,000.00	1,978,140.00	1,997,679.96	2.240	2.830	1.67	623	1.39
FHLB 2.25 3/11/2022	313378CR0	05/09/2017	2,000,000.00	1,954,600.00	2,015,530.52	2.000	2.981	3.16	1,197	1.39
FHLB 4.625 9/11/2020	3133XD4P3	05/25/2016	2,350,000.00	2,420,547.00	2,480,076.23	1.410	2.881	1.72	651	1.64
FHLMC 1.125 8/12/2021	3137EAEC9	08/17/2016	3,000,000.00	2,866,140.00	2,985,227.87	1.314	2.853	2.66	986	2.09
FHLMC 1.25 10/2/2019	3137EADM8	03/16/2016	1,000,000.00	987,600.00	999,347.12	1.330	2.754	0.84	306	0.70
FHLMC 1.25 8/1/2019	3137EADK2	07/02/2015	3,000,000.00	2,971,920.00	2,994,270.66	1.546	2.669	0.67	244	2.09
FHLMC 1.4 8/22/2019	3134G3A91	03/15/2016	1,000,000.00	990,420.00	1,000,777.05	1.290	2.737	0.72	265	0.70
FHLMC 1.5 3/19/2020	3134G3K58	09/28/2017	616,000.00	605,552.64	615,215.84	1.600	2.834	1.29	475	0.43
FHLMC 1.55 8/21/2020	3134G3D64	05/26/2016	1,195,000.00	1,167,837.65	1,198,386.85	1.380	2.910	1.70	630	0.83
FHLMC 1.65 1/29/2021	3134G34D9	07/13/2016	2,410,000.00	2,345,918.10	2,436,720.48	1.123	2.926	2.12	791	1.68
FHLMC 1.65 8/28/2020	3134G3F96	05/26/2016	1,000,000.00	983,010.00	1,004,552.81	1.380	2.652	1.72	637	0.70
FHLMC 1.75 5/21/2021	3134G44H8	07/13/2016	2,000,000.00	1,945,880.00	2,024,885.72	1.230	2.891	2.43	903	1.39
FHLMC 1.875 8/17/2021	3134G92Y2	05/09/2017	2,000,000.00	1,947,100.00	1,998,688.40	1.900	2.895	2.64	991	1.39
FHLMC 2 3/12/2020	3134G3QX1	03/15/2016	1,250,000.00	1,237,537.50	1,258,526.23	1.450	2.795	1.27	468	0.87
FHLMC 2.4 11/28/2022-18	3134GBY63	11/28/2017	1,000,000.00	970,100.00	1,000,000.00	2.400	3.203	3.83	1,459	0.70
FHLMC 2.4 11/28/2022-18	3134GBY63	11/28/2017	1,000,000.00	970,100.00	1,000,000.00	2.400	3.203	3.83	1,459	0.70
FNMA 1 8/28/2019	3135G0P49	01/27/2017	2,000,000.00	1,975,580.00	1,993,453.47	1.447	2.654	0.74	271	1.39
FNMA 1.25 5/6/2021	3135G0K69	05/19/2016	1,000,000.00	963,330.00	994,048.00	1.505	2.820	2.40	888	0.70
FNMA 1.25 8/17/2021	3135G0N82	10/11/2016	3,000,000.00	2,875,920.00	2,986,662.63	1.420	2.844	2.67	991	2.09
FNMA 1.5 11/30/2020	3135G0F73	04/26/2017	2,000,000.00	1,947,520.00	1,993,757.02	1.661	2.859	1.98	731	1.39
FNMA 1.75 1/30/2019	3136FTZZ5	02/03/2014	2,595,000.00	2,592,041.70	2,595,372.98	1.660	2.423	0.17	61	1.81
FNMA 2 10/5/2022	3135G0T78	10/11/2017	2,000,000.00	1,931,940.00	1,999,984.56	2.000	2.942	3.71	1,405	1.39
FNMA 2 8/26/2022	3136G05L1	09/28/2017	2,000,000.00	1,932,660.00	2,002,816.79	1.960	2.957	3.60	1,365	1.39
FNMA 2.25 10/27/2022-18	3136G4PV9	11/29/2017	2,000,000.00	1,945,780.00	1,996,020.64	2.304	2.989	3.75	1,427	1.39
Sub Total / Average			72,896,000.00	71,412,395.39	73,106,377.77	1.623	2.823	1.98	742	50.78

Attachment 3

City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 11/30/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
Money Market										
Blackrock Federal Fund MM	X9X9USDBLFD	09/28/2017	1,064,806.45	1,064,806.45	1,064,806.45	2.130	2.130	0.00	1	0.74
Sub Total / Average			1,064,806.45	1,064,806.45	1,064,806.45	2.130	2.130	0.00	1	0.74
Municipal Bond										
Brea Redev Agency 2.25 8/1/2022	106293CG6	11/01/2017	220,000.00	212,216.40	218,480.10	2.451	3.281	3.51	1,340	0.15
City of Industry CA 2.75 1/1/2022	45656RDV1	09/29/2017	250,000.00	245,972.50	251,084.48	2.600	3.303	2.95	1,128	0.17
City of Monrovia CA 2.742 5/1/2022	611581AM1	12/13/2017	750,000.00	732,270.00	750,000.00	2.742	3.481	3.28	1,248	0.52
Contra Costa County CA Fire 5.06 8/1/2022	31224RAS5	10/10/2017	850,000.00	899,810.00	924,138.78	2.520	3.348	3.35	1,340	0.59
Contra Costa County Redev Agency 2.25 8/1/2022	212263AS6	09/29/2017	500,000.00	479,140.00	496,553.31	2.450	3.470	3.51	1,340	0.35
Guadalupe CA Cmnty Redev Agency 2.5 8/1/2022	400559AE0	11/29/2017	230,000.00	222,134.00	228,813.09	2.651	3.501	3.50	1,340	0.16
Long Beach CA Tidlands Rev 2.785 11/1/2022	54245HAN4	11/15/2017	825,000.00	804,036.75	825,000.00	2.785	3.484	3.73	1,432	0.57
Murrieta Redev Successor Agency 2.5 8/1/2022	62719PAY2	10/18/2017	250,000.00	242,705.00	249,497.88	2.559	3.351	3.50	1,340	0.17
Norco CA Comm Redev Agency 2.715 3/1/2022	655505BJ3	12/20/2017	320,000.00	314,438.40	320,000.00	2.715	3.282	3.11	1,187	0.22
Palm Springs CA Cmnty Redev Agency 2.25 9/1/2022	69667ABT2	11/15/2017	290,000.00	278,820.50	287,445.52	2.501	3.351	3.60	1,371	0.20
San Diego Redev Agency 2.875 9/1/2021	79730WAX8	09/28/2017	400,000.00	397,132.00	404,223.24	2.470	3.148	2.65	1,006	0.28
San Francisco City & County 2.5 9/1/2022	79772EAX7	11/09/2017	350,000.00	339,801.00	348,716.39	2.605	3.331	3.58	1,371	0.24
San Francisco City & County 2.5 9/1/2022	79772EAE9	11/09/2017	380,000.00	368,926.80	377,942.17	2.655	3.331	3.58	1,371	0.26
San Marcos CA Redev Agency 2.25 10/1/2022	79876CBS6	12/14/2017	750,000.00	719,430.00	738,077.11	2.695	3.392	3.68	1,401	0.52
Temecula CA Redev Agency 2.5 12/15/2022	87972DBB7	12/15/2017	1,065,000.00	1,027,341.60	1,049,349.47	2.893	3.445	3.82	1,476	0.74
Town of Mammoth Lakes CA Judgement Rev 2.75 10/1/2	56155CAE8	10/25/2017	225,000.00	219,516.75	222,216.85	3.101	3.433	3.65	1,401	0.16
Sub Total / Average			7,655,000.00	7,503,691.70	7,691,538.39	2.673	3.390	3.49	1,341	5.33
Negotiable Certificate of Deposit										
Ally Bank 1.9 6/22/2020	02006L3N1	06/22/2017	245,000.00	240,665.12	245,000.00	1.900	3.071	1.53	570	0.17
American Exp Fed Svgs Bk 2 7/24/2019	02587CAJ9	07/24/2014	247,000.00	245,530.30	247,000.00	2.000	2.941	0.64	236	0.17
Barclays Bank 2.099 7/23/2019	06740KHK6	07/28/2014	247,000.00	245,694.88	247,000.00	2.099	2.931	0.64	235	0.17
Beneficial Bank 2.15 10/18/2022	08173QBX3	10/18/2017	245,000.00	237,451.92	245,000.00	2.150	2.996	3.73	1,418	0.17
BMW 1.95 6/20/2019	05580AAL8	06/20/2014	247,000.00	245,712.69	247,000.00	1.950	2.905	0.55	202	0.17

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City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 11/30/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
Capital One Bank USA NA 2.4 6/1/2022	1404203C2	06/01/2017	245,000.00	240,194.64	245,000.00	2.400	2.994	3.34	1,279	0.17
Capital One NA 2 8/12/2019	14042E5L0	08/12/2015	247,000.00	245,367.97	247,000.00	2.000	2.960	0.70	255	0.17
Cit Bank 2.2 11/26/2019	17284C4L5	11/26/2014	247,000.00	244,892.99	247,000.00	2.200	3.082	0.98	361	0.17
Comenity Capital Bank 2 10/13/2020	20033AND4	10/13/2015	249,000.00	244,385.93	249,000.00	2.000	3.020	1.83	683	0.17
Discover FS 2 6/18/2019	254671W48	06/18/2014	247,000.00	245,793.21	247,000.00	2.000	2.904	0.54	200	0.17
Enerbank USA 2.05 8/28/2019	29266NB30	08/28/2014	247,000.00	245,358.12	247,000.00	2.050	2.949	0.74	271	0.17
EVERBANK FL 1.6 7/30/2019	29976DZM5	07/30/2015	248,000.00	245,789.75	248,000.00	1.600	2.965	0.66	242	0.17
First Bank of Richmond 1.8 10/19/2020	319267GK0	10/18/2017	245,000.00	239,989.31	245,000.00	1.800	2.923	1.86	689	0.17
FIRST BUSINESS 1.5 10/30/2019	31938QP65	10/30/2015	248,000.00	244,459.48	248,000.00	1.500	3.089	0.91	334	0.17
Focus Bank 2.2 11/24/2022	34415LAP6	11/24/2017	245,000.00	237,736.73	245,000.00	2.200	2.994	3.83	1,455	0.17
Franklin Synergy Bank 1.6 8/30/2019	35471TDK5	05/31/2017	245,000.00	242,486.20	245,000.00	1.600	2.990	0.74	273	0.17
Goldman Sachs Bank USA 2.35 6/21/2022	38148PKX4	06/21/2017	245,000.00	239,702.61	245,000.00	2.350	2.995	3.40	1,299	0.17
Live Oak Banking Co. 1.85 7/30/2019	538036CA0	10/30/2014	247,000.00	245,205.22	247,000.00	1.850	2.952	0.66	242	0.17
Medallion Bank Utah 2.05 6/28/2021	58403B6Y7	06/28/2017	245,000.00	239,240.69	245,000.00	2.050	2.999	2.51	941	0.17
Mercantile Bank of MI 1.8 6/8/2020	58740XZJ2	06/07/2017	245,000.00	240,405.20	245,000.00	1.800	3.071	1.49	556	0.17
Park National Bank 2.1 3/26/2019	700654AV8	09/26/2014	247,000.00	246,548.66	247,000.00	2.100	2.670	0.32	116	0.17
Sallie Mae Bank 2.1 8/13/2019	795450SJ5	08/13/2014	247,000.00	245,533.93	247,000.00	2.100	2.959	0.70	256	0.17
SYNCHRONY BANK 2.25 7/17/2020	87165HKM1	07/17/2015	247,000.00	243,868.14	247,000.00	2.250	3.053	1.60	595	0.17
Third Fed S & L 2 11/25/2019	88413QAW8	11/24/2014	247,000.00	244,415.74	247,000.00	2.000	3.085	0.98	360	0.17
Unity Bank 1.65 10/30/2020	91330ABC0	10/30/2015	249,000.00	242,681.72	249,000.00	1.650	3.014	1.89	700	0.17
Venture Bank Bloomington 1.6 9/6/2019	92326XDN8	06/06/2017	245,000.00	242,422.33	245,000.00	1.600	2.988	0.76	280	0.17
WEX Bank 1.8 6/2/2020	92937CFS2	06/02/2017	245,000.00	240,455.05	245,000.00	1.800	3.071	1.48	550	0.17
Sub Total / Average			6,653,000.00	6,561,988.53	6,653,000.00	1.963	2.984	1.44	540	4.63
Supranational Securities										
IADB 1.75 9/14/2022	4581X0CZ9	11/07/2017	1,000,000.00	954,710.00	986,800.45	2.118	3.024	3.67	1,384	0.70
IADB 1.75 9/14/2022	4581X0CZ9	11/06/2017	1,000,000.00	954,710.00	986,729.84	2.120	3.024	3.67	1,384	0.70
IBRD 1.2 9/30/2019	459058FQ1	12/11/2017	700,000.00	690,627.00	695,889.53	1.920	2.836	0.83	304	0.49

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City of Escondido
 Portfolio Holdings
 Investment Portfolio - by Asset Class
 Report Format: By Transaction
 As of 11/30/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
IBRD 1.25 4/26/2019	459058FC2	11/22/2017	2,000,000.00	1,989,180.00	1,995,752.27	1.785	2.595	0.41	147	1.39
IBRD 1.875 3/15/2019	459058DL4	12/11/2017	741,000.00	739,651.38	741,147.47	1.804	2.494	0.29	105	0.52
Sub Total / Average			5,441,000.00	5,328,878.38	5,406,319.56	1.928	2.770	1.64	616	3.79
Treasury Coupon Securities										
T-Note 1.5 10/31/2019	912828F62	01/31/2018	1,000,000.00	988,950.00	994,872.28	2.071	2.727	0.91	335	0.70
Sub Total / Average			1,000,000.00	988,950.00	994,872.28	2.071	2.727	0.91	335	0.70
Total / Average			143,552,838.95	141,554,678.95	143,772,797.41	1.924	2.689	1.43	538	100

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City of Escondido

Investment Portfolio - by Asset Class, Summary

Report Format: By Totals

Portfolio / Report Group: All Portfolios

As of 12/31/2018

Description	Face Amount	Cost Value	Market Value	Book Value	YTM @ Cost	YTM @ Market	Portfolio Duration	Days To Maturity
California Local Agency Investment Fund	52,443,032.50	52,443,032.50	52,443,032.50	52,443,032.50	2.291	2.291	0.00	1
Corporate Bond	4,200,000.00	4,217,304.00	4,086,659.50	4,212,529.74	2.610	3.539	3.35	1,279
Federal Agency Coupon Securities	72,001,000.00	72,529,333.52	70,994,427.39	72,201,386.61	1.620	2.582	1.92	720
Money Market	1,064,806.45	1,064,806.45	1,064,806.45	1,064,806.45	2.400	2.400	0.00	1
Municipal Bond	7,655,000.00	7,705,595.95	7,597,742.25	7,690,604.69	2.673	3.033	3.41	1,310
Negotiable Certificate of Deposit	6,653,000.00	6,653,000.00	6,590,772.94	6,653,000.00	1.963	2.821	1.36	509
Supranational Securities	5,441,000.00	5,383,821.67	5,359,728.57	5,408,183.85	1.928	2.620	1.56	585
Treasury Coupon Securities	1,000,000.00	990,234.38	990,660.00	995,346.79	2.071	2.642	0.83	304
Total / Average	150,457,838.95	150,987,128.47	149,127,829.60	150,668,890.63	1.970	2.541	1.31	493

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City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 12/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
California Local Agency Investment Fund										
LAIF LGIP	LGIP7282	05/31/2011	52,443,032.50	52,443,032.50	52,443,032.50	2.291	2.291	0.00	1	34.86
Sub Total / Average			52,443,032.50	52,443,032.50	52,443,032.50	2.291	2.291	0.00	1	34.86
Corporate Bond										
Apple Inc 2.1 9/12/2022	037833DC1	11/16/2017	950,000.00	917,956.50	937,573.64	2.477	3.072	3.55	1,351	0.63
Citigroup 2.75 4/25/2022-22	172967LG4	09/25/2017	800,000.00	777,096.00	802,484.25	2.650	3.674	3.17	1,211	0.53
Goldman Sacks 3 4/26/2022-21	38141GWC4	09/20/2017	800,000.00	774,752.00	807,830.72	2.684	4.024	3.16	1,212	0.53
JPMorgan Chase & Co 3.25 9/23/2022	46625HJE1	12/01/2017	600,000.00	595,236.00	611,455.68	2.700	3.478	3.51	1,362	0.40
Morgan Stanley 2.75 5/19/2022	61744YAH1	09/15/2017	800,000.00	778,304.00	803,657.97	2.605	3.608	3.24	1,235	0.53
Oracle Corp 2.5 10/15/2022	68389XAP0	11/16/2017	250,000.00	243,315.00	249,527.48	2.553	3.255	3.62	1,384	0.17
Sub Total / Average			4,200,000.00	4,086,659.50	4,212,529.74	2.610	3.539	3.35	1,279	2.79
Federal Agency Coupon Securities										
FFCB 1.14 6/29/2020	3133EGJD8	06/29/2016	2,000,000.00	1,958,200.00	1,998,101.52	1.205	2.574	1.49	546	1.33
FFCB 1.4 10/14/2021	3133EGYQ2	10/27/2016	2,000,000.00	1,936,820.00	1,996,776.99	1.460	2.582	2.73	1,018	1.33
FFCB 1.46 10/28/2020	3133EFLZ8	10/28/2015	1,000,000.00	979,940.00	1,000,000.00	1.460	2.592	1.80	667	0.66
FFCB 1.55 9/27/2019	3133EG2D6	01/27/2017	2,000,000.00	1,984,120.00	2,000,577.18	1.510	2.640	0.74	270	1.33
FFCB 1.66 9/20/2021	3133EHZA4	10/11/2017	2,000,000.00	1,952,000.00	1,990,587.37	1.840	2.579	2.66	994	1.33
FFCB 1.7 3/4/2019	3133EDTU6	05/27/2016	1,750,000.00	1,747,795.00	1,751,673.92	1.135	2.410	0.18	63	1.16
FFCB 1.7 4/27/2020	3133EAN46	02/01/2018	1,025,000.00	1,013,909.50	1,018,636.83	2.182	2.536	1.31	483	0.68
FFCB 1.8 11/12/2019	3133EEBN9	11/12/2014	5,000,000.00	4,961,900.00	5,000,000.00	1.800	2.696	0.86	316	3.32
FFCB 2.28 10/17/2022-18	3133EHF73	10/26/2017	1,000,000.00	986,270.00	998,009.10	2.335	2.662	3.64	1,386	0.66
FFCB 2.46 8/5/2020	3133ECW91	06/30/2016	1,500,000.00	1,497,090.00	1,533,016.61	1.047	2.584	1.56	583	1.00
FFCB 4.81 9/1/2020	31331S4M2	06/30/2016	310,000.00	321,138.30	328,816.94	1.080	2.591	1.60	610	0.21
FHLB 1.375 2/18/2021	3130A7CV5	06/24/2016	2,000,000.00	1,953,520.00	2,003,918.35	1.280	2.501	2.10	780	1.33
FHLB 1.61 8/26/2020	3130ABD94	09/25/2017	2,000,000.00	1,970,180.00	1,998,254.86	1.664	2.537	1.63	604	1.33
FHLB 1.75 3/12/2021	313382K69	04/27/2016	1,000,000.00	982,220.00	1,005,271.57	1.500	2.587	2.15	802	0.66
FHLB 1.875 11/29/2021	3130AABG2	12/16/2016	2,000,000.00	1,963,900.00	1,987,601.37	2.100	2.522	2.84	1,064	1.33

Attachment 3

City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 12/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
Blackrock Federal Fund MM	X9X9USDBLFD	09/28/2017	1,064,806.45	1,064,806.45	1,064,806.45	2.400	2.400	0.00	1	0.71
Sub Total / Average			1,064,806.45	1,064,806.45	1,064,806.45	2.400	2.400	0.00	1	0.71
Municipal Bond										
Brea Redev Agency 2.25 8/1/2022	106293CG6	11/01/2017	220,000.00	214,907.00	218,515.26	2.451	2.935	3.43	1,309	0.15
City of Industry CA 2.75 1/1/2022	45656RDV1	09/29/2017	250,000.00	248,592.50	251,054.67	2.600	2.947	2.86	1,097	0.17
City of Monrovia CA 2.742 5/1/2022	611581AM1	12/13/2017	750,000.00	740,805.00	750,000.00	2.742	3.131	3.19	1,217	0.50
Contra Costa County CA Fire 5.06 8/1/2022	31224RAS5	10/10/2017	850,000.00	909,075.00	922,423.63	2.520	2.999	3.27	1,309	0.56
Contra Costa County Redev Agency 2.25 8/1/2022	212263AS6	09/29/2017	500,000.00	485,275.00	496,633.05	2.450	3.125	3.43	1,309	0.33
Guadalupe CA Cmnty Redev Agency 2.5 8/1/2022	400559AE0	11/29/2017	230,000.00	224,928.50	228,840.55	2.651	3.155	3.41	1,309	0.15
Long Beach CA Tidelands Rev 2.785 11/1/2022	54245HAN4	11/15/2017	825,000.00	814,464.75	825,000.00	2.785	3.141	3.64	1,401	0.55
Murrieta Redev Successor Agency 2.5 8/1/2022	62719PAY2	10/18/2017	250,000.00	245,735.00	249,509.50	2.559	3.005	3.41	1,309	0.17
Norco CA Comm Redev Agency 2.715 3/1/2022	655505BJ3	12/20/2017	320,000.00	317,932.80	320,000.00	2.715	2.929	3.03	1,156	0.21
Palm Springs CA Cmnty Redev Agency 2.25 9/1/2022	69667ABT2	11/15/2017	290,000.00	282,431.00	287,503.28	2.501	3.007	3.51	1,340	0.19
San Diego Redev Agency 2.875 9/1/2021	79730WAX8	09/28/2017	400,000.00	401,612.00	404,093.10	2.470	2.716	2.56	975	0.27
San Francisco City & County 2.5 9/1/2022	79772EAX7	11/09/2017	350,000.00	344,953.00	348,745.42	2.605	2.917	3.50	1,340	0.23
San Francisco City & County 2.5 9/1/2022	79772EAE9	11/09/2017	380,000.00	374,520.40	377,988.70	2.655	2.917	3.50	1,340	0.25
San Marcos CA Redev Agency 2.25 10/1/2022	79876CBS6	12/14/2017	750,000.00	728,925.00	738,340.92	2.695	3.048	3.59	1,370	0.50
Temecula CA Redev Agency 2.5 12/15/2022	87972DBB7	12/15/2017	1,065,000.00	1,041,271.80	1,049,678.17	2.893	3.103	3.78	1,445	0.71
Town of Mammoth Lakes CA Judgement Rev 2.75 10/1/2	56155CAE8	10/25/2017	225,000.00	222,313.50	222,278.44	3.101	3.089	3.56	1,370	0.15
Sub Total / Average			7,655,000.00	7,597,742.25	7,690,604.69	2.673	3.033	3.41	1,310	5.09
Negotiable Certificate of Deposit										
Ally Bank 1.9 6/22/2020	02006L3N1	06/22/2017	245,000.00	241,564.56	245,000.00	1.900	2.877	1.46	539	0.16
American Exp Fed Svgs Bk 2 7/24/2019	02587CAJ9	07/24/2014	247,000.00	245,762.18	247,000.00	2.000	2.915	0.56	205	0.16
Barclays Bank 2.099 7/23/2019	06740KHK6	07/28/2014	247,000.00	245,906.06	247,000.00	2.099	2.902	0.56	204	0.16
Beneficial Bank 2.15 10/18/2022	08173QBX3	10/18/2017	245,000.00	241,186.50	245,000.00	2.150	2.583	3.65	1,387	0.16
BMW 1.95 6/20/2019	05580AAL8	06/20/2014	247,000.00	245,944.67	247,000.00	1.950	2.870	0.47	171	0.16
Capital One Bank USA NA 2.4 6/1/2022	1404203C2	06/01/2017	245,000.00	243,517.04	245,000.00	2.400	2.586	3.30	1,248	0.16

Attachment 3

City of Escondido
Portfolio Holdings
Investment Portfolio - by Asset Class
Report Format: By Transaction
As of 12/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
Capital One NA 2 8/12/2019	14042E5L0	08/12/2015	247,000.00	245,620.33	247,000.00	2.000	2.923	0.61	224	0.16
Cit Bank 2.2 11/26/2019	17284C4L5	11/26/2014	247,000.00	245,303.09	247,000.00	2.200	2.974	0.90	330	0.16
Comenity Capital Bank 2 10/13/2020	20033AND4	10/13/2015	249,000.00	245,708.42	249,000.00	2.000	2.760	1.75	652	0.17
Discover FS 2 6/18/2019	254671W48	06/18/2014	247,000.00	246,013.65	247,000.00	2.000	2.870	0.46	169	0.16
Enerbank USA 2.05 8/28/2019	29266NB30	08/28/2014	247,000.00	245,602.42	247,000.00	2.050	2.911	0.66	240	0.16
EVERBANK FL 1.6 7/30/2019	29976DZM5	07/30/2015	248,000.00	246,148.33	248,000.00	1.600	2.911	0.58	211	0.16
First Bank of Richmond 1.8 10/19/2020	319267GK0	10/18/2017	245,000.00	241,307.63	245,000.00	1.800	2.662	1.77	658	0.16
FIRST BUSINESS 1.5 10/30/2019	31938QP65	10/30/2015	248,000.00	245,043.67	248,000.00	1.500	2.958	0.83	303	0.16
Focus Bank 2.2 11/24/2022	34415LAP6	11/24/2017	245,000.00	241,559.98	245,000.00	2.200	2.581	3.75	1,424	0.16
Franklin Synergy Bank 1.6 8/30/2019	35471TDK5	05/31/2017	245,000.00	242,870.88	245,000.00	1.600	2.923	0.66	242	0.16
Goldman Sachs Bank USA 2.35 6/21/2022	38148PKX4	06/21/2017	245,000.00	243,087.97	245,000.00	2.350	2.586	3.35	1,268	0.16
Live Oak Banking Co. 1.85 7/30/2019	538036CA0	10/30/2014	247,000.00	245,508.84	247,000.00	1.850	2.895	0.58	211	0.16
Medallion Bank Utah 2.05 6/28/2021	58403B6Y7	06/28/2017	245,000.00	241,510.64	245,000.00	2.050	2.641	2.43	910	0.16
Mercantile Bank of MI 1.8 6/8/2020	58740XZJ2	06/07/2017	245,000.00	241,301.90	245,000.00	1.800	2.880	1.42	525	0.16
Park National Bank 2.1 3/26/2019	700654AV8	09/26/2014	247,000.00	246,697.84	247,000.00	2.100	2.620	0.24	85	0.16
Sallie Mae Bank 2.1 8/13/2019	795450SJ5	08/13/2014	247,000.00	245,765.84	247,000.00	2.100	2.921	0.61	225	0.16
SYNCHRONY BANK 2.25 7/17/2020	87165HKM1	07/17/2015	247,000.00	244,801.06	247,000.00	2.250	2.843	1.51	564	0.16
Third Fed S & L 2 11/25/2019	88413QAW8	11/24/2014	247,000.00	244,866.14	247,000.00	2.000	2.978	0.90	329	0.16
Unity Bank 1.65 10/30/2020	91330ABC0	10/30/2015	249,000.00	244,047.94	249,000.00	1.650	2.764	1.81	669	0.17
Venture Bank Bloomington 1.6 9/6/2019	92326XDN8	06/06/2017	245,000.00	242,783.09	245,000.00	1.600	2.943	0.68	249	0.16
WEX Bank 1.8 6/2/2020	92937CFS2	06/02/2017	245,000.00	241,342.27	245,000.00	1.800	2.880	1.41	519	0.16
Sub Total / Average			6,653,000.00	6,590,772.94	6,653,000.00	1.963	2.821	1.36	509	4.42
Supranational Securities										
IADB 1.75 9/14/2022	4581X0CZ9	11/07/2017	1,000,000.00	968,130.00	987,096.11	2.118	2.659	3.58	1,353	0.66
IADB 1.75 9/14/2022	4581X0CZ9	11/06/2017	1,000,000.00	968,130.00	987,027.07	2.120	2.659	3.58	1,353	0.66
IBRD 1.2 9/30/2019	459058FQ1	12/11/2017	700,000.00	691,880.00	696,308.69	1.920	2.772	0.75	273	0.47
IBRD 1.25 4/26/2019	459058FC2	11/22/2017	2,000,000.00	1,991,500.00	1,996,648.05	1.785	2.586	0.32	116	1.33

Attachment 3

City of Escondido
 Portfolio Holdings
 Investment Portfolio - by Asset Class
 Report Format: By Transaction
 As of 12/31/2018

Description	CUSIP No.	Settlement Date	Face Amount	Market Value	Book Value	YTM @ Cost	YTM @ Market	Duration To Maturity	Days To Maturity	% of Portfolio
IBRD 1.875 3/15/2019	459058DL4	12/11/2017	741,000.00	740,088.57	741,103.93	1.804	2.463	0.21	74	0.49
Sub Total / Average			5,441,000.00	5,359,728.57	5,408,183.85	1.928	2.620	1.56	585	3.62
Treasury Coupon Securities										
T-Note 1.5 10/31/2019	912828F62	01/31/2018	1,000,000.00	990,660.00	995,346.79	2.071	2.642	0.83	304	0.66
Sub Total / Average			1,000,000.00	990,660.00	995,346.79	2.071	2.642	0.83	304	0.66
Total / Average			150,457,838.95	149,127,829.60	150,668,890.63	1.970	2.541	1.31	493	100

**City of Escondido
Transactions Summary
Investment Maturities
From 10/31/2018 to 12/31/2018**

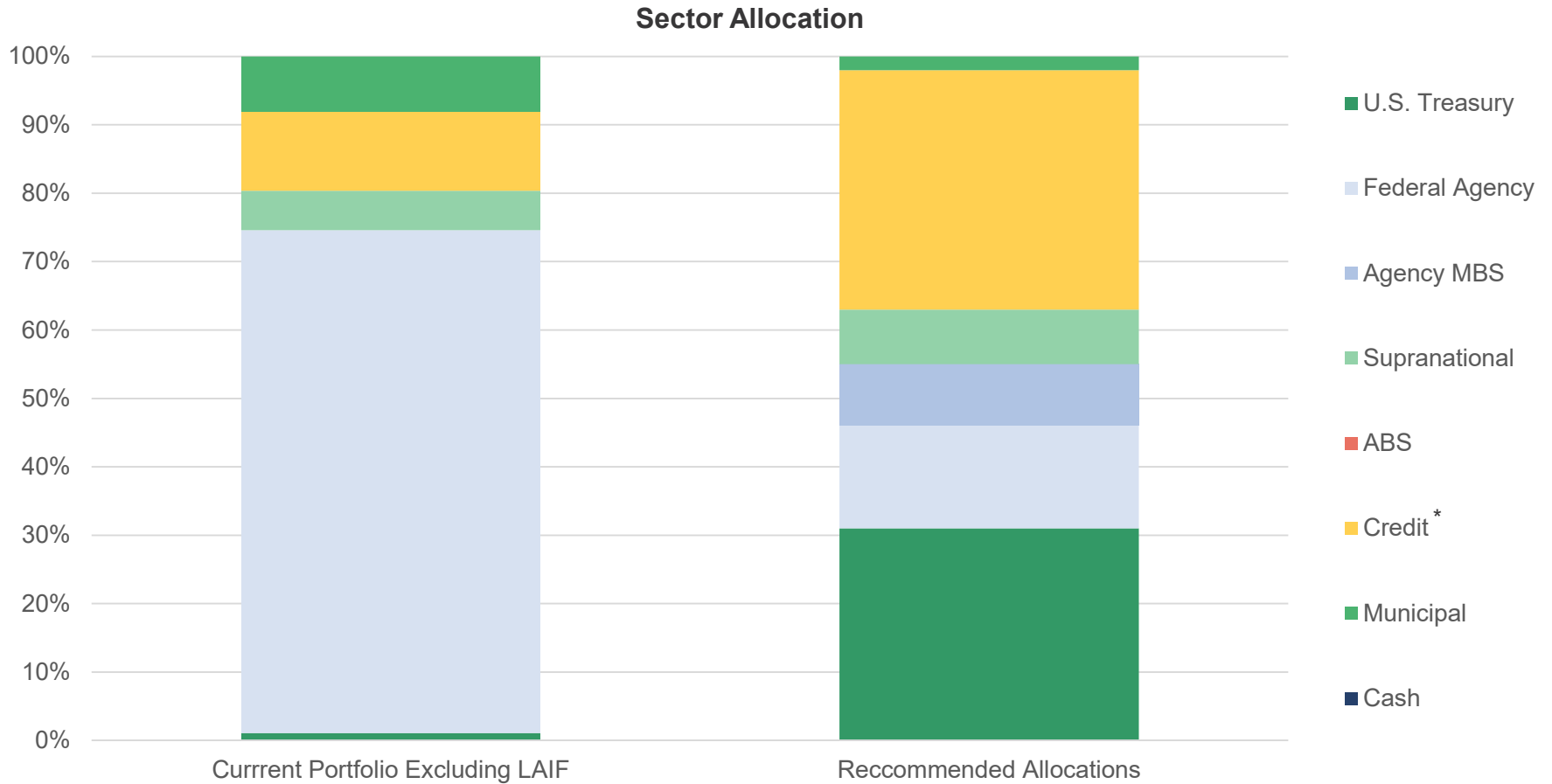
<u>Issuer</u>	<u>Investment Type</u>	<u>CUSIP Number</u>	<u>Settlement Date</u>	<u>Maturity Date</u>	<u>Coupon Rate</u>	<u>Principal Matured</u>	<u>Custodian</u>
Matured							
FNMA	Agency	3135G0E58	11/16/2017	10/19/2018	1.125	1,070,000	BNY Mellon
KEY BANK NA	CD	49306SVK9	10/28/2015	10/29/2018	1.35	248,000	BNY Mellon
American Exp Centurion	CD	02587DWJ3	11/28/2014	11/28/2018	2	247,000	BNY Mellon
FFCB	Agency	31331YEJ5	12/26/2013	11/15/2018	5.125	760,000	BNY Mellon
FHLB	Agency	313376BR5	12/26/2013	12/14/2018	1.75	895,000	BNY Mellon
Total						<u><u>3,220,000</u></u>	

CITY OF ESCONDIDO
FUNDS MANAGED BY OUTSIDE PARTIES
As of December 31, 2018

<u>Type of Funds / Institution</u>	<u>Market Value</u>	<u>Interest Rate</u>	<u>Type of Investment</u>
<u>BOND FUNDS</u>			
BANK OF NEW YORK:			
1998-1 Rancho San Pasqual Assessment District	344,771.58	2.560%	Treasury
2007 COP - Water Project	586.92	2.160%	Money Market
2012 JPFA Revenue Bonds (Water System Financing)	401.55	2.560%	Treasury
2012 JPFA Revenue Bonds (Wastewater System Financing)	334,020.30	2.560%	LAIF/Treasury
2013 JPFA Reidy Creek Lease Revenue Bonds (2001 Refunding)	63.20	2.220%	Money Market
2013 Community Facility District - Hidden Trails (2001 Refunding)	46.18	2.220%	Treasury
2015 Community Facility District - Eureka Ranch (2006 Refunding)	229.49	2.220%	Money Market/Cash
2015A Wastewater Bond (2004A Refunding)	2,000.96	2.470%	Money Market
2015B Wastewater Bond (2004B Refunding)	807.03	2.470%	Money Market
TOTAL FUNDS MANAGED BY OUTSIDE PARTIES	<u>\$ 682,927.21</u>		



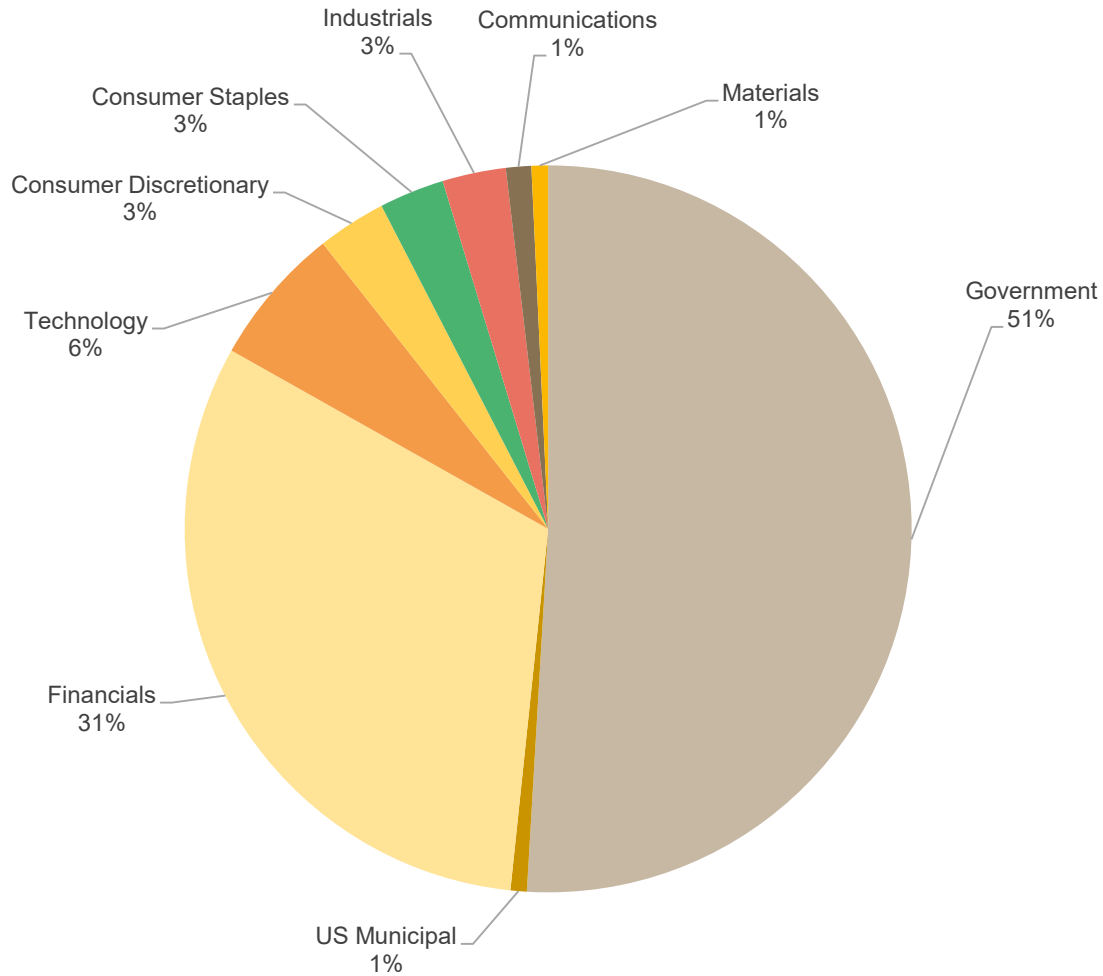
Strategy Implementation – Increasing Diversification



Source: Current portfolio data provided by the City as of February 22, 2019.
 *Credit includes corporate notes, certificates of deposit, and commercial paper.



Recommended Sector Allocation – Industry Breakdown





Representative Issuers by Sectors/Industry*

Government	United States Treasury	Financials	Sumitomo Mitsui Financial Group Inc.
Government	FHLB	Financials	Swedbank AB
Government	FHLMC	Financials	The Bank Of New York Mellon Corp
Government	FHLMC	Financials	US Bancorp
Government	FNMA	Financials	Wells Fargo & Company
Government	Inter-American Development Bank	Financials	Westpac Banking Corp
Government	Intl Bank Of Reconstruction And Dev	Technology	Apple Inc.
US Municipal	State of California	Technology	Cisco Systems Inc.
Financials	American Express Co	Technology	IBM Corp
Financials	Bank Of America Co	Technology	Intel Corporation
Financials	Bank Of Nova Scotia	Technology	Microsoft Corp
Financials	BB&T Corporation	Technology	Oracle Corp
Financials	Berkshire Hathaway Inc..	Technology	Texas Instruments Inc.
Financials	Blackrock Inc..	Consumer Discretionary	American Honda Finance
Financials	Canadian Imperial Bank Of Commerce	Consumer Discretionary	Home Depot Inc.
Financials	Citigroup Inc..	Consumer Discretionary	Toyota Motor Corp
Financials	Credit Suisse Group	Consumer Staples	PepsiCo Inc.
Financials	Goldman Sachs Group Inc..	Consumer Staples	Wal-Mart Stores Inc.
Financials	JPMorgan Chase & Co	Industrials	Caterpillar Inc.
Financials	Morgan Stanley	Industrials	Deere & Company
Financials	Nordea Bank Ab	Industrials	United Parcel Service Inc.
Financials	PNC Financial Services Group	Communications	Comcast Corp
Financials	Skandinaviska Enskilda Banken AB	Communications	The Walt Disney Corporation
Financials	State Street Corporation	Materials	3M Company

*The above is a list of issuers from a representative 1-5 year benchmark client account, excluding asset-backed securities. It is not a complete list of issuers on PFM's approved list, which is constantly evolving.



CITY COUNCIL STAFF REPORT

Consent Item No. 5

March 20, 2019

File No. 0480-70

SUBJECT: Fiscal Year 2018 Urban Area Security Initiative (UASI) Grant and Budget Adjustment

DEPARTMENT: Police Department

RECOMMENDATION:

It is requested that the City Council authorize the Escondido Police Department to accept a FY 2018 Urban Area Security Initiative (UASI) Grant in the amount of \$32,992; 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.

PREVIOUS ACTION:

On January 10, 2018, the City Council accepted \$92,392 in funds from a FY 2016-17 Urban Area Security Initiative (UASI) grant.

BACKGROUND:

The Escondido Police and Fire Departments received a FY 2018 Urban Area Security Initiative (UASI) Grant in the amount of \$32,992. The funding must be spent on the following: \$8,550 for regional law enforcement equipment, and \$24,437 for Police and Fire training.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Craig Carter, Chief of Police
3/13/2019 9:33 a.m.

ATTACHMENTS:

1. Budget Adjustment



CITY OF ESCONDIDO
BUDGET ADJUSTMENT REQUEST

Date of Request: March 12, 2019
Department: Police Department
Division: Administration
Project/Budget Manager: Lisa Rodelo 4905
Name Extension
Council Date (if applicable): March 20, 2019
(attach copy of staff report)

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

Table with 4 columns: Project/Account Description, Account Number, Amount of Increase, Amount of Decrease. Rows include Revenue (4128-451-New Project Number, \$32,992) and Police Grants (451-New Project Number, \$32,992).

Explanation of Request:

A budget adjustment is needed to spend FY 2018 Urban Area Security Initiative (UASI) funds.

APPROVALS

Department Head: [Signature], Date: 3/12/2019
Finance: [Signature], Date: 3/12/19

City Manager: _____ Date: _____
City Clerk: _____ Date: _____

Distribution (after approval): Original: Finance



CITY COUNCIL STAFF REPORT

Consent Item No. 6

March 20, 2019

File No. 0875-21

SUBJECT: Authorization for Release of Request for Proposals for Affordable Housing Purposes

DEPARTMENT: Community Development Department, Housing & Neighborhood Services Division

RECOMMENDATION:

It is requested that City Council authorize Housing & Neighborhood Services Division staff to release a Request for Proposals (RFP) for the provision of long-term affordable housing through acquisition or rehabilitation or redevelopment of blighted properties. The RFP will include a total of \$3,000,000 in Affordable Housing Funds, including Successor Housing Agency and HOME funds.

FISCAL ANALYSIS:

There will be no impact on the General Fund.

The City of Escondido receives an annual allocation of HOME funding from the U.S. Department of Housing and Urban Development (HUD). Currently, the City can designate HOME funds allocated in FY2016-2017, FY2017-2018 and FY2018-2019, as well as program income, to an affordable housing project. By regulation, the oldest HOME funds must be expended by September 30, 2024. Recaptured funds and program income must be committed before new allocations may be spent.

The City of Escondido, as the Successor Housing Agency, has also received repayments from loans made with Low- and Moderate-Income Housing Set-Aside funds (first time homebuyer loans, owner-occupied rehabilitation loans and developer loans). These funds must be used for affordable housing purposes. The precise balance of HOME funds and Successor Housing Agency funds will be established to meet the needs of the selected project, preserve funding for the first time homebuyer program, and meet the requirements of the HOME program.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

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

PREVIOUS ACTION:

On May 4, 2016, the City Council approved Resolution No. 2016-58R, which included \$399,990 of federal HOME funds for Housing Development in the Fiscal Year 2016-2017 HUD One Year Action Plan.

On June 7, 2017, the City Council approved Resolution No. 2017-71, which included \$457,355 of federal HOME funds for Housing Development in the Fiscal Year 2017-2018 HUD One Year Action Plan.

On May 15, 2018, the City Council approved Resolution No. 2018-27, which included \$623,648 of federal HOME funds for Housing Development in the Fiscal Year 2018-2019 HUD One Year Action Plan.

BACKGROUND:

The RFP offers funding for the development of long-term affordable housing (with 45 or 55 year affordability restrictions). The RFP solicits proposals from CHDO's, for-profit and non-profit developers of affordable housing that will provide long-term affordable rental housing or first-time homebuyer opportunities through rehabilitation or redevelopment of blighted properties. Projects would be required to serve residents earning less than 80% of area median income (currently \$77,850 for a family of four); there are minimum requirements for homes serving lower income households. The final structure of the agreement(s) will be in a form approved by the City Attorney's office.

Staff has prepared the draft RFP (included as Attachment 1) for the use of the available HOME and Successor Housing Agency funds. Upon authorization of the City Council, staff will distribute the RFP to prospective applicants immediately. After staff review of the applications received, it is anticipated that recommendations to City Council for award of projects would occur in June.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martin, Director of Community Development
3/13/2019 10:51 a.m.

Karen Youel, Housing & Neighborhood Services Manager
3/13/2019 11:57 a.m.

ATTACHMENTS:

1. Attachment 1 – Draft Affordable Housing RFP

ATTACHMENT 1



**CITY OF ESCONDIDO
COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING DIVISION**

REQUEST FOR PROPOSALS (RFP)

FROM

For-Profit Corporations, Non-Profit Corporations, and Certified Community Housing Development Organizations (CHDOs) seeking to provide long-term affordable rental housing or first-time homebuyer opportunities

**RFP RELEASE DATE:
March 21, 2019
PROPOSAL SUBMITTAL DATE:
May 6, 2019**

City of Escondido
Housing Division
201 N. Broadway, Escondido, CA
(760) 839-4356

REQUEST FOR PROPOSALS (RFP)

INTRODUCTION

The Housing & Neighborhood Services Division of the City of Escondido is pleased to request proposals to provide affordable long-term rental housing or first-time homebuyer opportunities for low-income residents through the rehabilitation of blighted properties or acquisition of long-term affordability covenants. The City's Housing & Neighborhood Services Division has \$3,000,000 available in Affordable Housing Funds, including federal Home Investment Partnerships (HOME) Program funds and Successor Housing Agency (SHA) funds to award through this Request for Proposals (RFP). Final proportion of funds provided to the selected project will be determined by Housing staff.

For-Profit, Non-Profit and Community Housing Development Organizations (CHDOs) are encouraged to submit proposals. Non-profit organizations who intend to participate as a Community Housing Development Organization (CHDO), as defined by the HOME Program (see Eligible Applicant(s)), should submit completed certification applications and supporting documentation to the City along with their proposal.

In releasing this RFP, the Housing & Neighborhood Services Division's goal is to provide quality, affordable housing for Escondido's low-income families through rehabilitation or redevelopment of blighted properties. Priority will be given for proposals which include a higher percentage of units reserved for very low or extremely low incomes, including homeless households. The City will require a minimum 45-year period of affordability for all owner-occupied units provided under this program and a minimum period of affordability for all rental units of 55 years

HOME-funded rental and first time homebuyer project income targeting: 100 percent (100%) of HOME funds must be used to assist families with incomes at or below 80 percent (80%) of the area median income (AMI). Program targeting restrictions for assisted rental units: 90 percent (90%) of households assisted have with a maximum income of sixty percent (60%) AMI. Additionally, in rental developments containing five or more units, a minimum of 20 percent (20%) of the units must be occupied by households who have a maximum annual income of 50 percent (50%) AMI, adjusted for family size.

HOME-funded rental and first time homebuyer project income targeting: 100 percent (100%) of SHA funds must be used to assist families with maximum incomes of eighty percent (80%) AMI. Program targeting restrictions for assisted units: eighty percent (80%) of households must have a maximum annual household income of sixty percent (60%) AMI and 30% of households assisted must have a maximum annual income of 30% AMI, adjusted for family size.

ELIGIBLE INCOME LIMITS CHART 2018
San Diego-Carlsbad-San Marcos

		HOUSEHOLD SIZE							
		1	2	3	4	5	6	7	8
30%	Extremely low	\$20,450	\$23,400	\$26,300	\$29,200	\$31,550	\$33,900	\$36,250	\$38,550
50%	Very Low	\$34,100	\$38,950	\$43,800	\$48,650	\$52,500	\$56,450	\$60,350	\$64,250
60%	Lower	\$40,920	\$46,740	\$52,560	\$58,380	\$60,060	\$67,740	\$72,420	\$77,100
80%	Low	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
Income Limits effective June 1, 2018									

A minimum number of units to be constructed using these funds has not been established. However, the total number of units proposed for the program constitutes one of the criteria affecting overall evaluation points (see Rating Sheet Criteria, page 22 of the RFP).

The Cranston – Gonzales National Affordable Housing Act of 1990 (NAHA) and any amendments thereto provides for the administration of the HOME Program. Projects must comply with the 2013 HOME Program Final Rule. In the event that Congress or the Department of Housing and Urban Development (HUD) adds or changes any statutory or regulatory requirements concerning the use or management of these funds, program participants shall comply with such requirements.

California Community Redevelopment Law, SB 341, and any amendments thereto provide for administration of Successor Housing Agency funds. In the event that the State of California adds or changes any statutory or regulatory requirements concerning the use or management of these funds, program participants shall comply with such requirements.

Enforceable regulatory agreements acceptable to the City and allowable under the HOME program regulations and State of California Redevelopment Law, SB 341, and successor laws will be imposed upon first-time homebuyer and rental units newly constructed and/or rehabilitated through this program.

Interested and qualified For-Profit and Non-Profit Corporations are encouraged to submit proposals. Questions regarding submittal packages should be submitted in writing to Karen Youel, Housing & Neighborhood Services Manager, at KYouel@escondido.org by Friday, April 26, 2019. Responses will be posted to the City website by Wednesday, May 1, 2019 at <http://www.escondido.org/housing-division.aspx>.

Sealed submittals marked “City of Escondido Housing Division: Proposal for Delivery of Affordable Housing” will be accepted until Monday, May 6 at 5:00 p.m. at the Housing Division office. No late proposals will be accepted. Respondents must include one (1) unbound original, three (3) bound copies, and one electronic version.

No additional information, whether written or oral, of any type (unless requested by the City) will be accepted or considered after this deadline. It is the applicant's responsibility to ensure that submitted proposals are complete, accurate and clearly understandable in all respects. Evaluation factors used in ranking proposals are identified in the "Evaluation Criteria" section of this RFP.

The City reserves the right to negotiate and award contracts to multiple respondents, to reject any or all submittals, to waive any irregularities in the submittals, and/or to cancel, in whole or part, this RFP if it is in the best interest of the City to do so.

Funding allocations available through this RFP are made contingent upon sufficient funding availability. Actual award of HOME funds may depend on funds being made available from the U.S. Department of Housing and Urban Development. Should such funds not be granted to the City, the City reserves the right to cancel any contract. Further, any such agreement for HOME funds will be conditional in nature until the environmental review process is satisfactorily completed. Such an agreement will provide that the agreement to provide funds to the project is conditioned on the City's determination to proceed with, modify or cancel the project based on the results of a subsequent environmental review (24 CFR Part 58).

1. **ANTICIPATED TIMELINE**

Staff will evaluate submitted proposals and anticipates presenting recommendations to the Escondido City Council on **Wednesday, June 5, 2019 at 4:30 pm**. Staff's recommendation will not be made public prior to that date. Following the City Council's decision, the City will finalize a contract with the selected applicant(s). Funding for the selected applicant(s) will proceed following the completion of the Environmental Review and/or other mandatory requirements including contracts and documents, as directed by funding source. **Please note that this is a tentative schedule subject to change.**

It is recommended that the individuals identified in the proposal as responsible for the proposed activities be present at the **June 5, 2019** City Council meeting. Access to the staff report and Council Agenda will be available 72 hours prior to the meeting on the following website: <http://www.escondido.org/meeting-agendas.aspx>.

2. **ELIGIBLE APPLICANT(S)**

2.1. For-profit

For-profit applicant(s) must have been incorporated or established as a partnership for one or more years.

2.2. Non-Profit

Non-Profit applicant(s) must have achieved IRC 501(c)(3) non-profit status and must have been in existence as an IRC 501(c)(3) for one or more years.

2.3. Community Housing Development Organizations (CHDOs)

Community Housing Development Organizations (CHDOs) are private nonprofit corporations that have been certified by the City as meeting the HOME Program CHDO eligibility requirements. In order to submit a proposal(s) for CHDO funding, a CHDO should submit a completed application with all attachments for CHDO

certification along with its proposal response. Any organization wishing to qualify as a CHDO must complete the application for the proposed project; previous certification does not guarantee certification for the proposed project.

2.4. Requirements For All Applicant(s)

2.4.1. Preliminary Planning Review

In order to ensure that project proposals are viable from a land use standpoint and in compliance with the City of Escondido Zoning Ordinance and General Plan, it is necessary for the applicant to submit a completed preliminary planning review form with the proposal (Appendix A, see page 23). Contact Kristina Owens, Associate Planner/Housing Division at KOwens@escondido.org or 760-839-4519 with questions.

2.4.2. Relocation Requirements

Assisted projects are subject to federal relocation requirements. In general, all reasonable steps must be taken to minimize displacement as a result of an assisted project. If your project proposal involves the acquisition/rehabilitation of existing occupied rental units, you must contact the Housing Division prior to taking any action in regard to the site, including, but not limited to, taking an option on the site, for noticing requirements. Failure to do so could result in your application being disqualified.

2.5. Requirements for Approved Applicant(s)

2.5.1. Environmental Review

Prior to the formal commitment of any assistance, all HOME assisted projects must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA). All NEPA assessments will be prepared by the City of Escondido and submitted to HUD for review and approval. **Please note that HUD Notice CPD 01-11 and 24 CFR Part 58 prohibit an individual or agency from incurring costs related to a project or activity once that individual or agency begins pursuit of federal assistance for that project or activity. Costs cannot be incurred until after the environmental review has been completed and HUD has issued a Release of Funds. If you incur costs for your project prior to the Release of Funds, you will not be reimbursed for those costs and your application may be disqualified.** All required state and federal environmental review, including compliance with California Environmental Quality Act (CEQA) Statutes and Guidelines, must be completed before project approval.

All projects funded with SHA funds must be assessed in accordance with the provisions of the California Environmental Quality Act (CEQA). All CEQA assessments will be prepared by the City of Escondido. Costs incurred prior to completion of the environmental review cannot be reimbursed with SHA

funds. If you incur costs for your project prior to obtaining environmental clearance, they will not be reimbursed.

2.5.2. Insurance

Approved applicant(s) will be required to obtain comprehensive general liability and property damage insurance in the amount of \$3 million, with the City of Escondido named as an additional insured. The City of Escondido will also require property insurance in the amount equal to 100 percent of the replacement cost of the structure, with a lender's loss payable endorsement in favor of the City of Escondido. The general contractor for the project must obtain comprehensive general liability insurance in the amount of \$3 million, with the City of Escondido named as an additional insured. 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.

2.5.3. Nondiscrimination

Approved applicant(s) must agree not to discriminate against any person on the basis of any protected classification, including but not limited to, race, religion, color, national origin, ancestry, physical or mental disability, medical condition, familial status, sex, military or veteran status, age, sexual orientation, gender identity or gender expression, ancestry, marital status or any other arbitrary basis.

2.5.4. Affirmative Marketing

Approved applicant(s) are required to market all units in assisted projects in accordance with the City of Escondido's Affirmative Fair Marketing Procedures and all State and Federal Fair Housing Laws.

2.5.5. State and/or Federal Labor Standards/Prevailing Wages

Assisted projects will be required to comply with all federal and state regulations pertaining to labor standards, including the prevailing wage requirements as determined pursuant to the Davis-Bacon Act (40 U.S.C. 276a-5) and State Labor Code (Section 1720, et seq.). State prevailing wage provisions apply for any construction and construction-related tasks done under contract and paid for in whole, or in part, with public funds. Federal Davis-Bacon Act provisions apply if federal HOME funds are used for **any** project costs, including construction and non-construction costs, of housing with 12 or more HOME-assisted units.

Approved applicant(s) will be required to utilize a consultant, approved by the City, to ensure that prevailing wage obligations are correctly carried out. Prevailing wage costs will be charged to the project and must be included in the project development budget. Proposals should be prepared assuming prevailing wage will be required.

2.5.6. Contractors

Approved applicant(s) must certify that neither they nor their principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in the covered transaction. In addition, contractors and subcontractors must hold a valid contractor's license from the State of California and must obtain a business license from the City of Escondido Community Development Department.

2.5.7. Relocation Requirements

Approved applicant(s) proposing to acquire and rehabilitate existing occupied units will be required to utilize a consultant, approved by the City, to ensure that relocation obligations are correctly carried out. **Relocation costs will be charged to the project and must be included in the project development budget.**

2.5.8. Removal of Physical Barriers/Section 504 of the Rehabilitation Act of 1973

Section 504 applies when HOME funds are used on a new construction housing or public facility project. Qualified housing projects are required to have a certain percentage of the units designed and made accessible to persons with mobility and sensory impairments. For new construction or rehabilitation of multifamily rental properties, five percent (5%) of the units (at least 1 unit) in the project must be accessible to individuals with mobility impairments, and an additional two percent (2%) of the units (at least 1 unit) must be accessible to individuals with sensory impairments. Any housing units newly constructed or rehabilitated for purchase or single family (including semi-attached and attached) units shall be made accessible upon request of the prospective buyer if the nature of the handicap of an expected occupant so requires.

2.5.9. Minority and Women Business Enterprise Participation

The City encourages the use of minority and women business enterprises (M/WBE). Approved applicant(s) will be required to use their best efforts to carry out the City's Minority/Women Business Enterprise Policy.

2.5.10 Lead-based Paint Evaluation and Control

Approved applicant(s) will be required to utilize a consultant to ensure that lead-based paint hazard evaluation and control measures are correctly carried out. Lead based paint evaluation and abatement costs will be charged to the project and must be included in the project development budget.

2.5.11 Procurement Requirements

All goods and services procured in connection with an assisted project shall be procured in a manner that provides full and open competition and in the absence of conflicts of interest. In general, proposals should not include certain pre-selected members of the development team (such as the general contractor, management company, architectural firm, etc.), unless they have been selected through a competitive process that can be documented.

2.5.12 Section 3 Requirements

Section 3 of the HUD Act of 1968 applies to all recipients of HUD funds (including their contractors and subcontractors). All applications must certify that they will follow Section 3 requirements, which are outlined in brief atHOME-funded rental and first time homebuyer project income targeting:.

3. ELIGIBLE PROJECTS

The City of Escondido invests its housing funds consistent with two major policy documents: the Housing Element of the General Plan and the Consolidated Plan. These documents address the affordable housing needs of the City of Escondido.

The City of Escondido has a number of established housing policies that guide the City's decision-making with regard to City-assisted housing programs and projects. Current housing policies for the City were established in the most recently adopted Housing Element and identified in the City's Five-year Strategic Plan (within the Consolidated Plan FY 2015 through FY 2019). These Housing Element goals include:

- Expand the stock of all housing while preserving the health, safety, and welfare of residents and maintaining the fiscal stability of the City.
- Pursue a balance of jobs to housing.
- Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.
- Encourage a compact, efficient urban form that conserves land and other natural and environmental resources, and that promotes transit, supports nearby commercial establishments, and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
- Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.
- Incorporate smart growth principles in new residential subdivisions, multi-family projects, and Mixed Use Overlay areas.
- Accommodate the regional share of housing for all income groups.

- Increase homeownership in the City through education, availability and affordability.
- Apply criteria demonstrating appropriateness for converting mobilehome parks to ownership or alternative uses.
- Seek ways to eliminate all forms of discrimination based on race, ancestry, national origin or color, religion, sex, familial or marital status, disability, medical condition, age, sexual orientation, or source of income in obtaining housing.
- Maintain and enhance the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.
- Seek ways to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.
- Utilize code enforcement measures and incentive programs as necessary to ensure that building and safety regulations are met and to promote property maintenance.

The primary purpose of this RFP is to provide low-income families with long-term affordable housing through acquisition, rehabilitation and/or redevelopment of deteriorated or obsolete dwellings or buildings.

HOME/Successor Housing Agency-assisted affordable project rents shall consist of the actual rent plus a utility allowance for tenant-paid utilities. The 2013 HOME Final Rule established revised utility allowance requirements for the HOME Program. HUS requires the Participating Jurisdictions (PJ) establish a per project Utility Allowance. The HOME rule allows PJs to require owners to complete initial utility allowance and send them to the PJ for review and approval. Acceptable methods include the HUD Utility Schedule Model (HUSM); Multifamily Housing Utility Allowance as outlined in Notice H-2015-5; Utility Company estimate; LITCH Agency estimate; or energy Consumption Model (Engineer Model). Maximum HOME rents are identified by number of bedrooms in Exhibit II. Exhibit III provides summary of affordability guidelines for monthly housing rental restrictions for Successor Housing Agency assisted rental projects. Rental projects utilizing both Successor Housing Agency and HOME funds will use the lower of the two rent schedules for a particular unit.

Rehabilitated units must be rehabilitated to meet, at minimum, HUD's Housing Quality Standards (HQS) and local building code standards. Proposals which include rehabilitation of existing dwelling units must include provisions for acceptable hazard reduction of any asbestos and/or lead-based paint present in the structure. Any asbestos present and any lead-based paint must be addressed to the satisfaction and compliance of local, state and federal laws.

4. **ELIGIBLE COSTS**

The following is a list of eligible costs under HOME Program regulations:

- Development hard costs, such as site preparation, on- and off-site improvements, demolition, construction, major housing systems replacement, lead-based paint and asbestos abatement and utility connections.
- Costs of acquiring improved or unimproved real property for the inclusion in a project which will begin construction within a 12-month period.
- Development soft costs, such as architectural, engineering or related professional services, costs necessary to obtain financing, development fees, impact fees, certain limited legal costs associated with the development of the proposed project, costs to provide information on fair housing and affirmative marketing to prospective tenants or homeowners, and relocation costs.

HOME funds may not receive final commitment from the City of Escondido until all necessary financing is secured, a budget and production schedule is established, underwriting, market assessment and subsidy layering is complete, and construction is expected to start within 12 months.

Costs must be necessary and must be consistent with the lowest reasonable cost, taking into consideration a project's scope and area. The minimum HOME investment in rental housing or homeownership is \$1,000 times the number of HOME-assisted units in the project. The minimum only relates to the HOME funds, and not to any other funds that might be used for project costs.

The maximum amount of HOME funds invested in a project shall not exceed the per unit dollar limits established by HUD as follows:

<u>No. Of Bedrooms</u>	<u>Maximum Subsidy</u>
<i>0 Bedrooms</i>	<i>\$144,050</i>
<i>1 Bedrooms</i>	<i>\$165,134</i>
<i>2 Bedrooms</i>	<i>\$200,801</i>
<i>3 Bedrooms</i>	<i>\$259,774</i>
<i>4 Bedrooms</i>	<i>\$285,149</i>

These are statutory maximums pursuant to HUD Information Bulletin CPD-2018-04. The City will give priority to projects which propose a subsidy amount less than the allowable maximum.

5. PROHIBITED COSTS

The following is a list of ineligible costs under HOME Program regulations:

- Project reserve accounts (except for initial operating deficit reserves) or operating subsidies.
- Assistance to a completed project previously assisted with City of Escondido HOME funds.
- Pay-off or reduction of existing debt on a property, unless refinancing is undertaken in conjunction with rehabilitation.

6. **PROPOSAL REQUIREMENTS**

Proposal requirements are outlined in the attached application.

7. **EVALUATION CRITERIA**

7.1. Threshold Criterion for All Applicants

See paragraphs 2.1, 2.2 and 2.3 under Eligible Applicants.

7.2. Criteria for Proposal Evaluation

- The applicant's ability to perform the administrative, managerial, and operational functions and to oversee the services necessary for the successful completion of the proposed project.
- Reasonableness of the applicant's timeline to receive commitments of leveraged funds in order to meet HOME fund commitment deadlines.
- The effectiveness of the proposed project in contributing to neighborhood improvement, stability, and elimination of blight.
- The effectiveness of the financing plan developed by the applicant for the long-term operation of the project.
- The effectiveness of the marketing plan and relocation plan (if applicable) developed by the applicant.
- The number of residents to be served as well as project cost on a per-bedroom basis.
- Reasonableness of the applicant's proposed timeline for project completion and achievement of full occupancy, and demonstrated ability to meet the timeline.
- The effectiveness of the proposed project in addressing identified housing priorities and in addressing the demonstrated needs of target residents.

8. **SELECTION PROCESS**

All submittals will be reviewed by Housing & Neighborhood Services Division staff to determine responsiveness to the submittal requirements. Proposals deemed to be responsive will then be reviewed by Staff and ranked in accordance with the evaluation criteria. Staff will prepare recommendations for the City Council and finalists may be invited to make a presentation to the City Council.

The Housing & Neighborhood Services Division reserves the right to request additional information on proposals submitted and may reject any and all proposals at its discretion.

9. **TIMELINE FOR LOAN CLOSING AND DISBURSEMENT OF FUNDS**

Proposals which receive favorable staff review and are recommended for funding will be presented to the City Council for conceptual approval. Upon approval by the City Council,

the City of Escondido anticipates that agreement(s) for the use of funds be executed within 3 months after receipt of commitments of leveraged funds.

HOME funds will be formally committed once all preconditions have been met. These conditions may include submittal to the City of Escondido of the following items:

- Phase I Environmental Assessment;
- NEPA and CEQA Environmental Clearance;
- Evidence of commitments for all other financing for the project including a description of the terms and conditions of such financing;
- Updated preliminary title report; and
- Final plans and specifications.

The HOME Program requires that projects which include the acquisition of improved or unimproved real property must reasonably be expected to accomplish transfer of title within 6 months of the time that the City and the applicant enter into a legally binding agreement. Projects for the rehabilitation of existing rental units or the new construction of rental units shall reasonably be expected to start construction within 12 months of the time the City and the applicant enter into a legally binding agreement. The City reserves the right to cancel funding commitments, if projects are not proceeding satisfactorily towards commencement of the proposed activity.

Recipients will be required to execute a loan agreement, promissory note, deed of trust, regulatory agreement and related loan and construction documents. No funds will be disbursed until the loan has been closed. Following loan closing, funds will be disbursed only for work completed, and only upon presentation of payment requests in a form prescribed by the City, with supporting documentation attached.

The Housing & Neighborhood Services Division will monitor and certify compliance with the provisions of contracts resulting from this RFP.

10. TIMELINE FOR COMPLETION OF WORK

HOME Projects must be completed within 4 years of commitment. HOME-assisted rental units must be occupied by income-eligible households within 18 months of project completion. HOME-assisted homebuyer units must have a ratified sales contract within 9 months of construction completion.

11. CLARIFICATIONS AND ADDENDA

Requests for clarifications regarding this Request for Proposals should be directed to Karen Youel, Housing & Neighborhood Services Manager, at (760) 839-4518 or by email at KYouel@escondido.org. Substantive changes in the submittal requirements, if any, will be made and issued in the form of an addendum that will be posted electronically on the Housing Division's website, located at <http://www.escondido.org/housing-division.aspx>. **Applicants are encouraged to check this website frequently as this will be the only manner in which Addendums (if any) will be released; no further Notices will be provided.**

12. CONDITIONS

By the act of submitting a proposal, respondent acknowledges and agrees to the terms and conditions of this RFP. All proposals become the property of the Housing & Neighborhood Services Division.

DRAFT

EXHIBIT I

HOME PROGRAM RENTS *

No. Of Bedrooms	Low HOME Rent (including utilities)	High HOME Rent (including utilities)
Studio	\$852	\$1,088
1	\$913	\$1,166
2	\$1,095	\$1,402
3	\$1,265	\$1,611
4	\$1,411	\$1,778

* Gross Rents Effective 6/1/2018

EXHIBIT II

RENT RESTRICTIONS – CALIFORNIA REDEVELOPMENT LAW, 2018

Unit Size	Extremely Low Income (30% AMI Units)	Very Low Income (50% AMI Units)	Lower Income (60% AMI Units)
Studio	\$429	\$716	\$859
1	\$491	\$818	\$982
2	\$552	\$920	\$1,104
3	\$614	\$1,023	\$1,227
4	\$663	\$1,104	\$1,325

APPLICATION FORM

Name of Organization/Corporation: _____

Address: _____

Contact Person: _____

Title: _____

Phone number: _____

Email address: _____

President, Board of Directors: _____

OR General Partner: _____

Number of Years Organization/Corporation in Existence: _____

COMPLETED PROPOSALS MUST INCLUDE ALL OF THE FOLLOWING THAT APPLY:

- *Application Form*
- *Project Summary Form*
- *Preliminary Planning Review Certification (Appendix A)*
- *Development Budget (Appendix B or C)*
- *Photographs of proposed site*
- *Most recent financial audit of year-end financial statement*
- *Organization Chart*
- *Certification Page*
- *List of Board of Directors with affiliations*
- *Copy of tax exemption ruling*
- *Articles of Incorporation*
- *Partnership Agreement*

Certified CHDOs and Nonprofit Applicants:

I hereby certify that I have been authorized by action of the Board of Directors to submit an application to the Housing Division of the City of Escondido in response to the Request for Proposals released by the City of Escondido, Housing Division, to provide long-term affordable rental housing or first-time homebuyer opportunities through rehabilitation and/or redevelopment of deteriorated housing.

I hereby certify that this organization achieved 501(c)(3) status at least one year ago.

Executive Director

Date

For-Profit Applicants:

I hereby certify that I have been authorized by action of the Board of Directors to submit an application to the Housing Division of the City of Escondido in response to the Request for Proposals released by the City of Escondido, Housing Division, to provide long-term affordable rental housing or first-time homebuyer opportunities through rehabilitation and/or redevelopment of deteriorated housing.

I hereby certify that this organization received its status as a corporation/partnership at least one year ago.

President

Date

PROJECT SUMMARY:

Name of Organization _____

Project Address _____

Assessor's Parcel Number(s) (APNs) _____

Number of Units (by bedroom/bath mix) _____

Amount of Affordable Housing Funds Requested \$ _____

Total Project Cost \$ _____

Expected Date of:

Acquisition _____

Rehabilitation/Redevelopment _____

Occupancy _____

Date of Certification of Preliminary Planning Review _____

Number of Subsidized Units (by bedroom/bathroom mix) _____

Total Per Unit Cost \$ _____

Total Per Bedroom Cost \$ _____

Total Per Unit Subsidy \$ _____

Total Per Bedroom Subsidy \$ _____

Percentage of Households Served: Under 30% AMI _____

Under 50% AMI _____

Under 60% AMI _____

Total _____

Expected Rent Range Per Unit For: 1 Bedroom _____ Estimated Sq. Ft. _____

2 Bedrooms _____ Estimated Sq. Ft. _____

3 Bedrooms _____ Estimated Sq. Ft. _____

4 Bedrooms _____ Estimated Sq. Ft. _____

Other (specify) _____

Type of Site Control _____

Number of Currently Occupied Units _____

Income Level of Current Households _____

Number of Potential Relocation Households _____

Date Relocation Notices Sent _____

1. **ORGANIZATION:**

- a. State your organization's/corporation's mission.
- b. Describe the past activities/experience of your organization/corporation.
- c. Describe how the activities you are proposing under this program fit with your organization's/corporation's current and planned future activities.
- d. Describe the administrative structure of your organization/corporation.
- e. Describe your organization/corporation's long term stability, including succession planning and ownership of developments.
- f. List the names and phone numbers of 3 persons that can provide references regarding your organization's/corporation's past activities.

2. **PROJECT DESCRIPTION:**

- a. Describe the project to be developed, including a narrative scope of work.
- b. Describe how the project will address issues related to blight.
- c. Attach a chart showing the anticipated timeline for the following activities: site acquisition, obtaining required planning approvals, funding availability from all sources, relocation activities, start and finish of rehabilitation and redevelopment activities, marketing, rent-up, full occupancy, and any other important activities associated with your project.

3. **TECHNICAL CAPACITY:**

- a. Describe your capability to administer a First-time Homebuyer, development, redevelopment and/or rehabilitation program.
- b. Describe your capability to maintain long-term (45 or 55 year) affordability restrictions.
- c. Describe the experience of the development team in real estate development, redevelopment and/or rehabilitation. Attach resumes of staff and consultants specifically assigned to this project.

4. **MARKETING AND MANAGEMENT:**

- a. Describe how the units will be marketed to low-income renters.
- b. Describe fair housing activities you will pursue.
- c. Describe how you will qualify potential renters.
- d. Property management:
 1. Will property management be in-house? If not, do you have a company selected?
 2. Describe previous property management experiences, including, if applicable, with rent-restricted dwelling units.
 3. Provide names and phone numbers of at least two references for property management.

5. **NEIGHBORHOOD:**

- a. Identify the neighborhood you will serve. Attach a map and identify boundaries.

- b. Attach census data for the census tract of the project site and describe how your project will serve the housing needs of the neighborhood.
- c. Summarize the condition of the housing stock in the neighborhood.
- d. Estimate the number of deteriorated dwelling units in the neighborhood.
- e. Document the sales prices of recent sales of units within the neighborhood.
- f. Document neighborhood services (public transportation, food stores, child care, etc.).
- g. Identify the proposed site, include, address, census tract, APN, current zoning, current building information (or if the land is vacant):

6. DESCRIPTION OF LAND USE:

- a. Does your site/proposed project require any land use changes (i.e. density bonus, conditional use permit, variance)?
- b. Site Control:
 1. Current owner.
 2. Type of options and length of time the owner will allow.
- c. Attach preliminary planning review certification received from the Planning Division.
- d. State how many units are currently occupied on the proposed site. Provide information on experience with state and/or federal relocation law. Be sure to include relocation costs, if applicable, in your initial development budget.
- e. Attach copies of relocation notices provided to residents of currently occupied units, if any.

7. PROJECT FINANCING:

- a. Provide a development budget using the provided financial pro forma templates (Attachment B)
- b. Identify proposed sources of funds (both private and public) and the dollar amounts for each respective source, and all uses of funds associated with the project. Please be specific about your source of funds and whether they are committed or uncommitted. If committed, attach evidence of commitments, including a description of the terms and conditions. Provide the name and phone number of a contact person to confirm committed sources of funds. If uncommitted, please describe effort already undertaken and timeline to commit funds.
- c. Provide an operating budget for the project.
- d. Estimate the percentages of owner's equity, and public and private funds you will use for the initial property acquisition.
- e. State whether your project would be feasible with a lower amount of City funding than requested in this proposal.
- f. State the number of units by bedroom size and AMI targets.

8. PROJECT TIMELINE:

- a. Attach a chart showing the anticipated timeline for the following activities: site acquisition, obtaining required planning approvals, funding availability from all sources, relocation activities, start and finish of development or rehabilitation,

marketing, rent-up, full occupancy, and any other important activities associated with your project.

9. OTHER:

- a. State anything else you would like us to know about the proposed project or your organization/corporation that is pertinent to this application. Please limit comments to one page.

DRAFT

Following is the rating sheet that the review panel will use to evaluate proposals.

**RATING SHEET
CRITERIA**

Name of Applicant: _____

Project Site Address: _____

Applicant meets threshold? ___ yes ___ no

THRESHOLD	YES	NO
Applicant in existence for at least one year		
Preliminary Planning Review		
EVALUATION CRITERIA	MAXIMUM POINTS	THIS APPLICATION
The applicant's ability to perform the administrative, managerial, and operational functions, and to oversee the services necessary for the successful completion of the proposed project.	19	
Reasonableness of the applicant's timeline to receive commitments of leveraged funds in order to meet HOME fund commitment deadlines	15	
The effectiveness of the proposed project in contributing to neighborhood improvement and stability.	15	
The applicant's proposed timeline for acquiring sites and beginning construction or rehabilitation.	15	
The effectiveness of the financing plan developed by the applicant for the long-term operation of the project.	12	
The effectiveness of the marketing plan and relocation plan (if applicable) developed by the applicant.	12	
The number of units to be acquired, rehabilitated, or constructed and rented or sold to low-income households as well as per bedroom cost.	12	
SUB-TOTAL	100	
Bonus Section	MAXIMUM POINTS	SCORE
Non-profit sponsor	4	
Redevelopment of Significant Blight	4	
Percentage of units to be occupied by households with an annual income at 50% or less of the area	3	
Percentage of units to be occupied by households with an annual income at 30% or less of the area	3	
Percentage of units serving homeless populations	3	
Percentage of units with 3 or more bedrooms per units	3	
SUB-TOTAL	20	
TOTAL	120	

Reviewer: _____

City of Escondido, Housing Division
Appendix A

PRELIMINARY PLANNING REVIEW
SUBMITTAL DEADLINE IS MAY 6, 2019

Applicant's Information:

Name of Organization: _____

Address: _____

Contact Person: _____

Phone: _____ FAX: _____

Project Information:

Project Address: _____

Assessor's Parcel Number (APN): _____

Project Description: _____

Does project propose any physical changes to the existing site plan? If so, please specify and attach site plan. _____

Are there any proposed exterior changes to existing structures? If so, please specify.

If this is an acquisition and rehabilitation project, please fill out BOTH columns. If this is a new construction project, please fill out column (2) only.

(1) Existing Unit Mix:

____ 1 Bd Units
____ 2 Bd Units
____ 3 Bd Units
____ 4 Bd Units
____ Total Units

(2) Proposed Unit Mix:

____ 1 Bd Units
____ 2 Bd Units
____ 3 Bd Units
____ 4 Bd Units
____ Total Units

Parking Conformance:

Acquisition and Rehabilitation Proposal

____ Parking spaces currently provided

New Construction Proposal

____ Parking spaces proposed

Open Space Conformance:

Acquisition and Rehabilitation Proposal

____ SF Open space currently provided

New Construction Proposal

____ SF Open space proposed

DRAFT

For Staff Use Only

		Notes and Comments
Zoning		
Is any discretionary or administrative permit required?		
Is design review required?		
Does project comply with zoning requirements? Need to/Requesting Density Bonus?		
No. of Units _____	Permitted _____	Proposed _____
Density _____	Permitted _____	Proposed _____
Parking _____	Required _____	Proposed _____
Height _____	Permitted _____	Proposed _____
Setbacks		
Front _____	Permitted _____	Proposed _____
Street side _____	Permitted _____	Proposed _____
Interior side _____	Permitted _____	Proposed _____
Rear _____	Permitted _____	Proposed _____
General Plan Land Use Designation		
Floodplain		FEMA Panel # _____
Not in floodplain _____		
100 yr floodplain _____		
500 yr floodplain _____		
General Plan Designation		
General Plan Overlay		
Zoning Designation		
Zoning Overlays		
Historic Significance		
Year Built		

Reviewed by Planning Staff: _____ Date: _____

RESOURCES

City of Escondido

<http://www.escondido.org/>

Consolidated Annual Performance and Evaluation Report For Fiscal Year 2016

<https://www.escondido.org/Data/Sites/1/media/PDFs/Neighborhood/FINALFY2016-2017ConsolidatedAnnualPerformaceEvaluationReport.pdf>

Escondido General Plan

Adopted by the Escondido City Council May 23, 2012

<http://www.escondido.org/general-plan.aspx>

HOUSING ELEMENT (within the General Plan)

<http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/GeneralPlanChapterIV.pdf>

Annual Housing Element Progress Report For 2017

<https://www.escondido.org/Data/Sites/1/media/PDFs/Housing/AnnualHousingElementReport.pdf?v=4>

Home Investment Partnerships (HOME) Program

<https://www.hudexchange.info/programs/home/home-laws-and-regulations/>

Home Investment Partnerships (HOME) Program

Program Regulations: 2013 Final Rule 24CFR Part 92

<https://www.onecpd.info/home/home-final-rule/>

Senate Bill No. 341: An Act to Amend Section 34176 of, and to Add Section 34176.1 to, the Health and Safety Code, Relating to Redevelopment

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140SB341

San Diego Association of Governments (SANDAG)

<http://www.sandag.org/>

Additional links may be found on the City of Escondido's website

<http://www.escondido.org>

ATTACHMENT B: FINANCIAL PRO FORMA

TABLE 1

**PROJECT DESCRIPTION
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

I. Site Address _____

II. Site Area _____ Acres

III. Gross Building Area (GBA)

A. Residential - Rental - Affordable
Net Rentable Area _____ SF
Common Areas/Circulation _____ SF (1)
Total GBA - Residential - Rental - Affordable _____ SF

B. Residential - Rental - Market-Rate
Net Rentable Area _____ SF
Common Areas/Circulation _____ SF (1)
Total GBA - Residential - Rental - Market-Rate _____ SF

C. Residential - For-Sale - Affordable
Net Rentable Area _____ SF
Common Areas/Circulation _____ SF (1)
Total GBA - Residential - For-Sale - Affordable _____ SF

D. Residential - For-Sale - Market-Rate
Net Rentable Area _____ SF
Common Areas/Circulation _____ SF (1)
Total GBA - Residential - For-Sale - Market-Rate _____ SF

E. Commercial
Net Leasable Area _____ SF
Common Areas/Circulation _____ SF (1)
Total Gross Building Area - Commercial _____ SF

F. Grand Total GBA _____ SF

IV. Construction Type (check appropriate type) _____ New Construction
_____ Rehabilitation

V. Number of Stories (above grade) _____ Stories

TABLE 1 CONTINUED ON NEXT PAGE →

(1) Provide break-out of what is included and SF of each (community room, laundry, leasing office, circulation, etc.).

TABLE 1 (CONT'D.)

**PROJECT DESCRIPTION
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

VI. Unit Mix

		<u>Average Unit Size</u>
A. Residential - Rental - Affordable		
Studio	_____ Units	_____ SF
One Bedroom	_____ Units	_____ SF
Two Bedroom	_____ Units	_____ SF
Three Bedroom	_____ Units	_____ SF
Residential - Rental - Affordable	_____ Units	_____ SF
 B. Residential - Rental - Market-Rate		
Studio	_____ Units	_____ SF
One Bedroom	_____ Units	_____ SF
Two Bedroom	_____ Units	_____ SF
Three Bedroom	_____ Units	_____ SF
Total Residential - Rental - Market-Rate	_____ Units	_____ SF
 C. Residential - For-Sale - Affordable		
One Bedroom	_____ Units	_____ SF
Two Bedroom	_____ Units	_____ SF
Three Bedroom	_____ Units	_____ SF
Total Residential - For-Sale - Affordable	_____ Units	_____ SF
 D. Residential - For-Sale - Market-Rate		
One Bedroom	_____ Units	_____ SF
Two Bedroom	_____ Units	_____ SF
Three Bedroom	_____ Units	_____ SF
Total Residential - For-Sale - Market-Rate	_____ Units	_____ SF
 E. Total/Average - All Units	_____ Units	_____ SF

VII. Affordability Mix

A. Market-Rate	_____ Units	_____ %
B. Affordable Units	_____ Units	_____ %
C. Total Units	_____ Units	_____ 100.0 %

VIII. Parking

A. Residential Parking	_____ Spaces	_____ (Type of Parking)
B. Commercial Parking	_____ Spaces	_____ (Type of Parking)
C. Total Parking	_____ Spaces	

TABLE 2

**ESTIMATED DEVELOPMENT COSTS
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

	<u>Totals</u>	<u>Eligible Costs</u>	<u>Ineligible Costs</u>
I. Acquisition Costs			
APN# _____ / _____ SF	\$ _____	\$ _____	\$ _____
APN# _____ / _____ SF	\$ _____	\$ _____	\$ _____
APN# _____ / _____ SF	\$ _____	\$ _____	\$ _____
Total Acquisition Costs	\$ _____	\$ _____	\$ _____
II. Direct Costs			
Off-Site Improvements	\$ _____	\$ _____	\$ _____
On-Site Improvements/Landscaping	\$ _____	\$ _____	\$ _____
Remediation	\$ _____	\$ _____	\$ _____
Parking	\$ _____	\$ _____	\$ _____
Building Rehabilitation - Residential - Rental	_____	_____	_____
Building Rehabilitation - Residential - For-Sale	_____	_____	_____
Building Rehabilitation - Commercial	_____	_____	_____
Shell Construction - Residential - Rental	\$ _____	\$ _____	\$ _____
Shell Construction - Residential - For-Sale	_____	_____	_____
Shell Construction - Commercial	\$ _____	\$ _____	\$ _____
Tenant Improvements - Commercial	\$ _____	\$ _____	\$ _____
Amenities/FF&E	\$ _____	\$ _____	\$ _____
Contingency	\$ _____	\$ _____	\$ _____
Total Direct Costs	\$ _____	\$ _____	\$ _____

Please check the appropriate statement:	Check box:
1. Prevailing wage requirements are included in the direct costs above.	
2. Prevailing wages are not reflected in the direct costs above.	

TABLE 2 CONTINUED ON NEXT PAGE →

TABLE 2 (CONT'D.)

**ESTIMATED DEVELOPMENT COSTS
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

	<u>Totals</u>	<u>Eligible Costs</u>	<u>Ineligible Costs</u>
III. Indirect Costs			
Architecture & Engineering	\$ _____	\$ _____	\$ _____
Permits & Fees	\$ _____	\$ _____	\$ _____
Legal & Accounting	\$ _____	\$ _____	\$ _____
Taxes & Insurance	\$ _____	\$ _____	\$ _____
Developer Fee	\$ _____	\$ _____	\$ _____
Marketing/Lease-Up - Residential - Rental	\$ _____	\$ _____	\$ _____
Marketing/Sales - Residential - For-Sale	\$ _____	\$ _____	\$ _____
Marketing/Lease-Up - Commercial	\$ _____	\$ _____	\$ _____
Contingency	\$ _____	\$ _____	\$ _____
Total Indirect Costs	\$ _____	\$ _____	\$ _____
IV. Financing Costs			
Loan Fees	\$ _____	\$ _____	\$ _____
Interest During Construction	\$ _____	\$ _____	\$ _____
Interest During Lease-Up/Sales	\$ _____	\$ _____	\$ _____
HOA Dues on Unsold Units	\$ _____	\$ _____	\$ _____
TCAC Fees/Syndication Costs (1)	\$ _____	\$ _____	\$ _____
Operating Lease-Up/Reserves	\$ _____	\$ _____	\$ _____
Total Financing Costs	\$ _____	\$ _____	\$ _____
V. Total Development Costs	\$ _____	\$ _____	\$ _____

TABLE 3

**NET OPERATING INCOME - RESIDENTIAL - RENTAL
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

		<u>Average Unit Size (SF)</u>	<u># of Units</u>	<u>Net Monthly Rent (1)</u>	<u>Monthly Voucher + Subsidy</u>	<u>Total Monthly Rent</u>	<u>Total Annual</u>
I. Residential Income - Affordable Units							
Studio @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Studio @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Studio @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Studio @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Studio @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
One Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
One Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
One Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
One Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
One Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Two Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Two Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Two Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Two Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Two Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Three Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Three Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Three Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Three Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Three Bedroom @	_____ % AMI	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Total/Average Affordable Units				\$ _____	\$ _____	\$ _____	\$ _____
II. Residential Income - Market-Rate Units							
Studio @	Market-Rate	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
One Bedroom @	Market-Rate	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Two Bedroom @	Market-Rate	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Three Bedroom @	Market-Rate	_____	_____	\$ _____	\$ _____	\$ _____	\$ _____
Total/Average Market-Rate Units				\$ _____	\$ _____	\$ _____	\$ _____

TABLE 3 CONTINUED ON NEXT PAGE →

(1) If applicable, provide source and break-out of utility profile.

TABLE 3 (CONT'D.)

**NET OPERATING INCOME - RESIDENTIAL - RENTAL
AFFORDABLE HOUSING NOFA
CIVIC SAN DIEGO**

III. Total Residential Income (I + II, above)		<u>\$</u>
Add: Other Income	<u>\$</u> Unit/Month	<u>\$</u>
IV. Gross Scheduled Income (GSI)		<u>\$</u>
(Less) Vacancy	<u> </u> % of GSI	<u>(\$)</u>
V. Effective Gross Income (EGI)		<u>\$</u>
VI. Operating Expenses		
(Less) Operating Expenses	<u>\$</u> Unit/Year (2)	<u>(\$)</u>
(Less) Replacement Reserves	<u>\$</u> Unit/Year	<u>(\$)</u>
(Less) Taxes/Assessments	<u>\$</u> Unit/Year	<u>(\$)</u>
(Less) Tenant Services	<u>\$</u> Unit/Year	<u>(\$)</u>
(Less) Affordable Housing Monitoring Fee	<u>\$</u> Affordable Unit/Year	<u>(\$)</u>
Total Operating Expenses	<u>\$</u> Unit/Year	<u>(\$)</u>

VII. Net Operating Income (NOI) - Residential - Rental	<u>\$</u>
---	-----------

(2) If different than Tax Credit Allocation Committee's (TCAC's) minimum, provide break-out of expenses.

TABLE 4

**NET SALES PROCEEDS - RESIDENTIAL - FOR-SALE
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

		<u>Average Unit Size (SF)</u>	<u># of Units</u>	<u>Average Price Per Unit</u>	<u>Average Price Per SF</u>	<u>Gross Sales</u>
I. Sales Proceeds						
A. <u>Affordable Units</u>						
One Bedroom	@ _____% AMI	_____ SF	_____	\$ _____	\$ _____	\$ _____
Two Bedroom	@ _____% AMI	_____ SF	_____	\$ _____	\$ _____	\$ _____
Three Bedroom	@ _____% AMI	_____ SF	_____	\$ _____	\$ _____	\$ _____
Four Bedroom	@ _____% AMI	_____ SF	_____	\$ _____	\$ _____	\$ _____
Total/Average		_____ SF	_____	\$ _____	\$ _____	\$ _____
B. <u>Market-Rate Units</u>						
One Bedroom	@ Market-Rate	_____ SF	_____	\$ _____	\$ _____	\$ _____
Two Bedroom	@ Market-Rate	_____ SF	_____	\$ _____	\$ _____	\$ _____
Three Bedroom	@ Market-Rate	_____ SF	_____	\$ _____	\$ _____	\$ _____
Four Bedroom	@ Market-Rate	_____ SF	_____	\$ _____	\$ _____	\$ _____
Total/Average		_____ SF	_____	\$ _____	\$ _____	\$ _____
II. Gross Sales Proceeds		_____ SF	_____	\$ _____	\$ _____	\$ _____
(Less) Cost of Sale @		_____ %	of Gross Sales Proceeds			(\$ _____)
(Less) Target Developer Profit @		_____ %	of Gross Sales Proceeds			(\$ _____)
III. Net Sales Proceeds - Residential - For-Sale						\$ _____

TABLE 5

**NET OPERATING INCOME - COMMERCIAL
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

	<u>SF</u>	<u>Rent/SF</u>	<u>Total Annual</u>
I. Gross Scheduled Income (GSI)			
Commercial Space A	_____	\$ _____ /SF/Month/NNN	\$ _____
Commercial Space A	_____	\$ _____ /SF/Month/FSG	\$ _____
Commercial Space B	_____	\$ _____ /SF/Month/NNN	\$ _____
Commercial Space B	_____	\$ _____ /SF/Month/FSG	\$ _____
Total/Average	_____	\$ _____ /SF/Month	\$ _____
II. Effective Gross Income (EGI)			
(Less) Vacancy		_____ % of GSI	\$ _____
Total Effective Gross Income			\$ _____
III. Operating Expenses			
(Less) Unreimbursed Commercial Operating Expenses @			(\$ _____)
IV. Net Operating Income (NOI) - Commercial			\$ _____

TABLE 6

**FINANCING SURPLUS/(DEFICIT)
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

	<u>Totals</u>
I. Sources of Funds	
Supportable Permanent Loan - Rental Residential (1)	\$ _____
Net Sales Proceeds - For-Sale Residential	_____
Supportable Permanent Loan - Commercial (2)	\$ _____
Tax Credit Equity Investment (3)	\$ _____
Deferred Developer Fee	\$ _____
General Partner Equity Contribution (Affordable Housing)	\$ _____
Equity Contribution (Market-Rate/Commercial)	\$ _____
Income During Construction/Lease-Up	\$ _____
Other: _____	\$ _____
Other: _____	\$ _____
Total Sources of Funds	\$ _____
II. (Less) Development Costs (Table 2)	(\$ _____)
III. Financing Surplus/(Deficit)	\$ _____

TABLE 6 CONTINUED ON NEXT PAGE →

- (1) See next page for assumptions for calculation of the supportable permanent loan for residential.
- (2) See next page for assumptions for calculation of the supportable permanent loan for commercial.
- (3) See next page for assumptions for calculation of the tax credit equity investment.

TABLE 6 (CONT'D.)

**FINANCING SURPLUS/(DEFICIT)
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

	Totals
(1) Rental Residential Supportable Permanent Loan Assumptions:	
Net Operating Income	\$ _____
Debt Service Coverage Ratio @	_____
Interest Rate @	_____ %
Term (Years)	_____ Years
Annual Debt Service	\$ _____
(2) Commercial Supportable Permanent Loan Assumptions:	
Net Operating Income	\$ _____
Debt Service Coverage Ratio @	_____
Interest Rate @	_____ %
Term (Years)	_____ Years
Annual Debt Service	\$ _____
(3) Tax Credit Assumptions:	
<u>Estimate of Eligible Basis:</u>	
Total Development Costs	\$ _____
(Less) Ineligible Costs	(\$ _____)
Eligible Basis	\$ _____
Acquisition Basis	\$ _____
Rehabilitation Basis	\$ _____
Eligible Basis	\$ _____
<u>Tax Credit Proceeds</u>	
Maximum Eligible Basis	\$ _____
(Less) Voluntary Adjustment in Basis	(\$ _____)
Total Requested Unadjusted Basis	\$ _____
Impacted Bonus Factor	% \$ _____
Tax Credit Qualified Units/Applicable Factor	% \$ _____
Tax Credit Rate	% \$ _____
Total Tax Credits @	10 \$ _____
Limited Partner Share	% \$ _____
Tax Credit Equity Investment @	% \$ _____

TABLE 7

**15-YEAR CASH FLOW PROJECTION
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

	Escalation Factor:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Retail									
I. Gross Scheduled Income (GSI)	%	\$	\$	\$	\$	\$	\$	\$	\$
(Less) Vacancy	%	\$	\$	\$	\$	\$	\$	\$	\$
II. Effective Gross Income (EGI)		\$	\$	\$	\$	\$	\$	\$	\$
(Less) Operating Expenses	%	\$	\$	\$	\$	\$	\$	\$	\$
III. Net Operating Income		\$	\$	\$	\$	\$	\$	\$	\$
Residential									
I. Gross Scheduled Income (GSI)	%	\$	\$	\$	\$	\$	\$	\$	\$
(Less) Vacancy	%	\$	\$	\$	\$	\$	\$	\$	\$
II. Effective Gross Income (EGI)		\$	\$	\$	\$	\$	\$	\$	\$
Operating Expenses	%	\$	\$	\$	\$	\$	\$	\$	\$
Replacement Reserves	%	\$	\$	\$	\$	\$	\$	\$	\$
Taxes/Assessments	%	\$	\$	\$	\$	\$	\$	\$	\$
Tenant Services	%	\$	\$	\$	\$	\$	\$	\$	\$
Affordable Housing Monitoring Fee	%	\$	\$	\$	\$	\$	\$	\$	\$
(Less) Total Operating Expenses		\$	\$	\$	\$	\$	\$	\$	\$
III. Net Operating Income		\$	\$	\$	\$	\$	\$	\$	\$
(Less) Debt Service		\$	\$	\$	\$	\$	\$	\$	\$
IV. Residential Cash Flow		\$	\$	\$	\$	\$	\$	\$	\$
V. (Less) Limited Partner Asset Mgmt. Fee	%	\$	\$	\$	\$	\$	\$	\$	\$
(Less) General Partner Asset Mgmt. Fee	%	\$	\$	\$	\$	\$	\$	\$	\$
Total Asset Management Fees		\$	\$	\$	\$	\$	\$	\$	\$
VI. Net Residential Cash Flow		\$	\$	\$	\$	\$	\$	\$	\$
VII. Total Project Cash Flow (Retail + Residential)		\$	\$	\$	\$	\$	\$	\$	\$
VIII. Deferred Developer Fee Repayment									
Beginning Balance		\$	\$	\$	\$	\$	\$	\$	\$
Interest	%	\$	\$	\$	\$	\$	\$	\$	\$
(Less) Cash Flow Credit		\$	\$	\$	\$	\$	\$	\$	\$
Ending Balance		\$	\$	\$	\$	\$	\$	\$	\$
IX. Cash Flow Available for Distribution		\$	\$	\$	\$	\$	\$	\$	\$
X. Cash Flow to City @	%	\$	\$	\$	\$	\$	\$	\$	\$

TABLE 7

**15-YEAR CASH FLOW PROJECTION
AFFORDABLE HOUSING NOFA
CITY OF ESCONDIDO**

	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>
Retail							
I. Gross Scheduled Income (GSI)	\$	\$	\$	\$	\$	\$	\$
(Less) Vacancy	\$	\$	\$	\$	\$	\$	\$
II. Effective Gross Income (EGI)	\$	\$	\$	\$	\$	\$	\$
(Less) Operating Expenses	\$	\$	\$	\$	\$	\$	\$
III. Net Operating Income	\$	\$	\$	\$	\$	\$	\$
Residential							
I. Gross Scheduled Income (GSI)	\$	\$	\$	\$	\$	\$	\$
(Less) Vacancy	\$	\$	\$	\$	\$	\$	\$
II. Effective Gross Income (EGI)	\$	\$	\$	\$	\$	\$	\$
<i>Operating Expenses</i>	\$	\$	\$	\$	\$	\$	\$
<i>Replacement Reserves</i>	\$	\$	\$	\$	\$	\$	\$
<i>Taxes/Assessments</i>	\$	\$	\$	\$	\$	\$	\$
<i>Tenant Services</i>	\$	\$	\$	\$	\$	\$	\$
<i>Affordable Housing Monitoring Fee</i>	\$	\$	\$	\$	\$	\$	\$
(Less) Total Operating Expenses	\$	\$	\$	\$	\$	\$	\$
III. Net Operating Income	\$	\$	\$	\$	\$	\$	\$
(Less) Debt Service	\$	\$	\$	\$	\$	\$	\$
IV. Residential Cash Flow	\$	\$	\$	\$	\$	\$	\$
V. (Less) Limited Partner Asset Mgmt. Fee	\$	\$	\$	\$	\$	\$	\$
(Less) General Partner Asset Mgmt. Fee	\$	\$	\$	\$	\$	\$	\$
Total Asset Management Fees	\$	\$	\$	\$	\$	\$	\$
VI. Net Residential Cash Flow	\$	\$	\$	\$	\$	\$	\$
VII. Total Project Cash Flow (Retail + Residential)	\$	\$	\$	\$	\$	\$	\$
VIII. Deferred Developer Fee Repayment							
Beginning Balance	\$	\$	\$	\$	\$	\$	\$
Interest	\$	\$	\$	\$	\$	\$	\$
(Less) Cash Flow Credit	\$	\$	\$	\$	\$	\$	\$
Ending Balance	\$	\$	\$	\$	\$	\$	\$
IX. Cash Flow Available for Distribution	\$	\$	\$	\$	\$	\$	\$
X. Cash Flow to City @	\$	\$	\$	\$	\$	\$	\$



CITY COUNCIL STAFF REPORT

Consent Item No. 7

March 20, 2019

File No. 0830-07

SUBJECT: Annual Progress Report on the Implementation of the General Plan and Annual Housing Element Report (MISC 19-0004)

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

It is requested that the City Council review and receive the General Plan Annual Progress Report, documenting the City's progress on implementing the General Plan, and authorize submittal of the report to the State Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD), and SANDAG.

PROJECT DESCRIPTION:

State Required Annual General Plan Progress Report.

FISCAL ANALYSIS:

There are no direct fiscal implications associated with this progress report; however, several state and regional grant programs rely upon the satisfactory completion of the 2013-2020 Housing Element and on-going compliance with the Housing Element law objectives and deadlines. The 2018 Annual Progress Report and its filing with the State Department of Housing and Community Development helps the City maintain its eligibility status for these grant programs.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

N/A

ENVIRONMENTAL REVIEW:

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

BACKGROUND AND ANALYSIS:

The City Council adopted a comprehensive update to the General Plan, as well as a new Housing Element for the 2013-2020 reporting cycle, on December 12, 2012. The General Plan states the
Staff Report - Council

community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. As a policy document, the General Plan establishes a policy framework for decision-makers. Using this framework, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City.

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and progress in its implementation. This staff report documents the third annual review of the 2012 General Plan, and the sixth annual review of the current Housing Element. The Housing Element is the document in the General Plan, which details the City's progress in meeting its share of regional housing needs pursuant to California Government Section 65584. In order to demonstrate compliance with the Housing Element, each city must report on the annual building activity of affordable units, the annual activity for units rehabilitated, preserved or acquired, the annual activity of above-moderate income units, the city's progress in meeting its Regional Housing Needs Allocation (RHNA), and the city's progress in its implementation of the Housing Element programs during calendar year 2018. Staff is currently programming an update to the next Housing Element, which will be effective 2021-2028. The next cycle of housing needs will be adopted by the SANDAG board of directors in October 2019. Staff is also currently working on updating the Circulation Element portion of the General Plan. The update, also referred to as the Mobility Element, is scheduled to be completed in 2020.

The annual progress report provides information for City Council to assess how the Escondido General Plan was implemented during the previous twelve (12) month reporting period. The annual progress report could help identify necessary "course adjustments" or modifications to the General Plan, and means to improve local implementation. Once City Council has received and filed the progress report the City will submit a copy to the Office of Planning and Research and the State Department of Housing and Community Development. The progress report gives State agencies the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. Providing a copy of the annual report to State agencies also fulfills statutory requirements to report certain housing information. This includes information on the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3).

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martín, Director of Community Development
3-13-2019 10:51 a.m.

ATTACHMENTS:

1. Attachment 1 – 2018 General Plan Annual Progress Report

Escondido

Your Choice For Success

General Plan Annual Report 2018





City of Escondido

General Plan Annual Progress Report (2018)

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400 (Appendix A). Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR). The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The General Plan Annual Progress Report was received by the Planning Commission at their meeting on March 12, 2019 and the City Council at their meeting on March 20, 2019.

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3. Status of the Adopted Elements	p.2
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6. Plans, Projects, and Accomplishments	p.23
7. Conclusion	p.24

II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision-makers, neighboring cities and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

III. Status of the Adopted Elements

State law requires that general plans include seven (7) elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. In addition to the seven (7) required elements, Senate Bill (SB) 1000, Statutes of 2016, added to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, if the city, county, or city and county has a disadvantaged community. Currently, the City of Escondido is not on disadvantaged community designation mapping. Therefore, the City is not required to prepare an environmental justice element.

Mandatory or voluntary elements may be combined or renamed, but basic requirements must be included. The City of Escondido General Plan has ten (10) chapters. The relationship between the seven (7) elements and the chapters provided in the City of Escondido General Plan is described in more detail in Appendix B.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a Housing Element. State requirements for Housing Elements are more detailed and specific than for the other portions of a General Plan, and Housing Elements are updated every eight (8) years according to a schedule set by the State. Other elements may be updated less frequently and typically have a 15 to 20-year horizon. None of the General Plan elements were amended during the 2018 calendar year, except for the Land Use portion of the General Plan to accommodate the South Centre City Specific Plan's adoption.

City Council Action Plan

The City Council puts together an Action Plan that helps advance the goals, policies, and/or implementation measures contained in the General Plan. The Action Plan represents the City Council's collective vision for Escondido's future and the key activities that will be used to achieve that vision. It is developed biannually following a workshop in which key policy interests are identified and discussed by the City Council, city staff, and the public. This keeps relevant General Plan policy-related issues, such as financial stability, economic development, image and appearance on the forefront and relevant for systematic implementation through Action

Plan direction on Capital Improvement Plan, economic development planning, municipal administrative services, maintenance and operations, etc.

General Plan Update Work Program

Escondido’s General Plan was comprehensively updated in 2012. General Plans that have not been revised within the past five (5) years are not necessarily legally inadequate. In fact, the adopted General Plan continues to serve as a relevant and useful document to guide the use of public and private lands within the community.

The CA Supreme Court has stated that local governments have an implied duty to keep their plans current (*DeVita v. County of Napa, 9 cal. 4th 763 (1995)*), so there is a need to systematically look ahead and plan on how the City will keep the General Plan document up to date. It will need to adequately address and respond to emerging land use activities, use of space, multi-modal trends, regulations, and other matters that affect the City’s desirability to live, work, and play. As aforementioned, most of the elements typically have a 15 to 20-year horizon, excepting the Housing Element. The following schedule proposes when the next suggested update would occur, ensuring continuous improvement to the City’s land use and regulatory framework. Current efforts are underway to update the roadway classifications of the City’s Mobility and Infrastructure portion of the General Plan.

General Plan Element	Last Update	Next Suggested Update
Mobility and Infrastructure	2012	2018-2020
Housing*	2012	2019-2021
Land Use and Community Form*	2012	2019-2021
Community Protection*	2012	2023-2025
Resource and Conservation*	2012	2023-2025
Economic Prosperity	2012	2026-2027
Growth Management	2012	2026-2027
Community Health and Services	2012	2029-2030
Vision and Purpose	2012	---as needed---
Implementation Program	2012	---as needed---

* State law requires certain information be included in General Plan elements at the time a jurisdiction next revises a Housing Element. This invariably involves land use-related policies. Furthermore, Government Code Section 65302 requires all cities and counties to amend the

safety and conservation elements of their General Plan to include analysis and policies regarding hazard information upon the next revision of the Housing Element, which is scheduled to cover the 2021-2028 planning period. For this reason, these elements have been grouped together or sequenced in a logical manner to ensure that the City's policy framework is updated in a timely manner to continue to guide growth and development in a beneficial direction, while satisfying all state mandates.

IV. Progress in the General Plan's Implementation

Generally, all of the existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for 70.8 percent of all land area in the City, more than any other land use. Commercial, office, and industrial uses account for approximately 5.7 percent of total land area in the City. Public lands and open spaces accounts for 15.1 percent of the total land area in the City, which are generally dispersed throughout the City. Most of the streets and highways described in the General Plan are developed to their planned capacity, or have capacity to be fully implemented in time. Some of the roadways could be downgraded and repurposed to achieve other General Plan objectives. The entire infrastructure needed to serve the planned land uses is in place with sufficient capacity to accommodate the planned land uses and population, except for localized drainage and/or outfall-related issues.

A. Land Use and Community Form

The Land Use Element is one (1) of seven (7) elements required by state law to be included in California General Plans. The Element guides the desired pattern of growth, development, and change in the community. The purpose is to ensure that a balance of residential, employment, commercial, recreational, civic/cultural and open space land uses are provided at appropriate intensities, locations and combinations to enhance community sustainability. Goals identified in the Land Use / Community Form Element foster Escondido's role as an urban center. The Plan emphasizes the revitalization of the downtown area and established neighborhoods, promotes economic development in the form of attractive, sustainable, economically viable industrial and commercial areas, and concentrates high intensity activities in the urban core. Topics or policy issue areas covered in the Land Use and Community Form Element include the following:

- Community Character
- Land Use Zoning
- Residential Development
- Residential Clustering
- Planned Development
- Mixed Use Overlay Zones
- Commercial Land Uses
- Office Land Use
- Industrial Land Use
- Specific Plan Area Land Use
- Open Space/Park Land Use
- Public Facility Overlay
- Tribal Area Land Use
- Development Agreements
- Annexation
- General Plan Review and Amendments
- Environmental Review

Indicators and General Plan Implementation (2018)

- 48,576 total housing units – 23,471 were detached single-family homes
 - 46,250 total housing units occupied
 - 2,326 vacant (or 4.8 percent prevailing vacancy rate, a year-over decrease of 0.4 percent from 2018)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
 - 2,427 new single-family and multi-family units
 - 183,500 square feet of new retail commercial space
 - 86,000 square feet of new medical office space
 - 240,000 square feet of new industrial space and an additional 10 new industrial lots
 - 697 new hotel units (keys)
 - *Major pipeline projects are listed in Appendix C*
- Approved and/or processed planning projects or administrative activities:
 - 2 Adjustment Plats
 - 2 Admin. Adjustments
 - 1 Lot-Tie Rescission
 - 1 Annexation
 - 53 Notices of Exemption
 - 62 Certificates of Appropriateness
 - 2 Certificates of Compliance
 - 2 Comprehensive Sign Programs
 - 3 Major CUPs
 - 4 Minor CUPs
 - 5 Daley Ranch Mitigation Bank Credit Purchases
 - 22 Design Reviews
 - 2 Development Agreements
 - 1 EIR
 - 3 Extensions of Time
 - 1 General Plan Amendment Initiation
 - 1 Grading Exemption
 - 3 Mills Act Contracts
 - 2 Minor Development Applications
 - 3 MNDs
 - 3 Master Plans
 - 2 Precise Plans
 - 9 Major Plot Plans
 - 4 Minor Plot Plans
 - 1 Re-zone
 - 15 ADUs
 - 74 Sign Permits
 - 61 Temporary Sign/Banner Permits
 - 25 Temporary Use Permits
 - 2 Tentative Maps
 - 1 Vegetation Removal Permit

- 2 Zoning Code Amendments
 - 15 Zoning Consistency/Verification Letters
- One (1) annexation approved by LAFCO – North Avenue Estates.
- 3,589 total building permits issued in 2018:
 - This is a year-over increase of 0.06 percent from 3,567 permits issued in 2017.
 - *Building permits issued:*
 - 22 new single-family homes (236 homes were issued in 2017).
 - 198 new multi-family homes (224 units were issued in 2017).
 - 10 new commercial structures (16 new commercial structures in 2017).
 - 5 new industrial buildings (2 new industrial buildings in 2017).
- 3,055 code enforcement cases received:
 - 48 average number of days that code enforcement cases were open.
 - 3,242 code enforcement cases were received in 2017. This is a year-over decrease of 5.7 percent.
 - 3,406 code enforcement cases were received in 2016. This is a two year-over decrease of 10.3 percent.
 - 2,709 code enforcement cases were received in 2015. This is a two year-over increase of 12.7 percent.
- 5,675 total code enforcement inspections performed.
 - 26,932 total tags and graffiti reported removed. It is important to note that the total number is much higher than in previous years (651 in 2017). The City's new reporting method to register graffiti complaints tracks individual tags and markings rather than "grouped" graffiti events. Tracking removals now also includes graffiti in the public right-of-way, which was previously not included in the annual reporting. It is important to note that new methods of data collection and registering complaints are much more convenient, which helps facilitate fast-track citizen reporting and city response.
 - 46 code enforcement parking citations, a year-over decrease of 36.1 percent (72 in 2017)
- South Center City Specific Plan was adopted. The Plan won a San Diego Section APA award in 2018 for the Public Outreach award category.
- Certified the FEIR for Bear Valley Parkway.
- Initiated the Climate Action Plan update and concluded Phase 1 outreach.
- Adopted amendments to the Escondido Zoning Code to regulate self-storage facilities and car-wash establishments.
- Initiated a Zoning Code and Land Use Study to evaluate the effectiveness of our zoning code regulations on certain non-residential land uses.
- Created expedited guidelines and online permit processing for electric vehicle charging stations.
- Created new methodologies and reporting deployment for graffiti removal requests.
- In 2018 Code Enforcement closed 13 marijuana dispensaries through civil abatement. The City Attorney's office recovered \$30,000 from two of the dispensaries in a civil abatement settlement.
- Three major hoarding properties are being abated via the civil receivership process.

- A 40-bed, unsafe residential care facility was vacated. The facility has been rehabilitated and re-opened.
- A church and preschool with significant electrical hazards were vacated pending repairs. The preschool has since reopened and work is ongoing to the church.
- Code Enforcement in partnership with Public Works and an outside vender have significantly reduced the number of abandoned shopping carts from an average of 110 to under 20 shopping carts per week.

Anticipated Implementation Activities (0-3 Years):

1. Amend Article 47 to include appropriate features, thresholds, and objectives that reduce environmental impacts when considering pedestrian or transit-oriented development.
2. Amend Zoning Ordinance to establish new Overlay designations for Public Facilities, Mixed Use, Tribal Lands.
3. Amend Zoning Ordinance to include the implementation of smart growth principles.
4. Prepare a mobilehome park study.
5. Complete the Climate Action Plan update.
6. Establish opportunities to implement the Mixed Use Overlay of the East Valley Parkway Target Area (underway).
7. Prepare a Building and Permit Processing Guide (underway).
8. Update the Sign Ordinance (underway).

B. Mobility and Infrastructure

The Circulation Element is one (1) of seven (7) mandated elements that each local government must maintain in its General Plan. The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Circulation and utility improvements must also correlate with the land use-related policies. The purpose is to identify the types, locations and extent of existing and proposed transportation and utility facilities, and to establish goals and guiding policies for implementing improvements necessary to serve existing and future residents. The element introduces planning tools essential for achieving the community's transportation and utility goals and policies with the intent of providing a sustainable system to serve residents and businesses. Topics or policy issue areas covered in the Mobility and Infrastructure Element include the following:

- | | |
|------------------------------------|--------------------------------|
| • Regional Transportation Planning | • Traffic Calming |
| • Complete Streets | • Goods and Services Transport |
| • Pedestrian Network | • Aviation |
| • Bicycle Network | • Water System |
| • Transit System | • Wastewater System |
| | • Storm Drainage |

- Transportation Demand Management
- Street Network
- Parking
- Solid Waste and Recycling
- Energy
- Telecommunications

Indicators and General Plan Implementation (2018)

- Commute Travel:
 - 78.0 percent of commuters drove alone
 - 11.4 percent of commuters carpooled
 - 2.4 percent of commuters walked or used a bicycle
 - 2.3 percent used public transportation
- Mean travel time to work – 27.1 minutes. An increase of 0.8 minutes from 2017 and 1.8 minutes from 2016.
- 2.8 percent of workers had no vehicle available. 41.9 percent of workers had three or more vehicles available.
- 98 lane miles of streets resurfaced. (94 lane miles were resurfaced in 2017 and 67 lane miles resurfaced in 2016.)
- 42 street trees replaced.
- Completed design for conversion of 644 lights to LED.
- 0.20 miles of sidewalks replaced.
- 6.5 miles of bike lanes added.
- 36 pedestrian lamps installed.
- Completed construction of Missing Link Bike Path.
- Secured funding to extension of Citricado Parkway.
- Completed construction of widening of East Valley Parkway from Beven Road to northerly city limits.
- Completed design of Spruce Street Channel improvements, transit center pedestrian bridge, and Tulip Street Phase IV.
- Completed design and bidding for traffic signals at Valley/Date and El Norte/Fig.
- Water-related:
 - 32,670 acre feet produced (0.21 percent local and 99.8 imported)
 - 21,366 acre feet to Escondido Water District and 11,200 acre feet to VID
- Recycle water-related:
 - 3203 acre feet produced and 2879 acre feet sold to Escondido, Rincon, and Palomar Energy Plant
- Wastewater-related: For CY 2018
 - Influent – 4540 MG
 - Effluent – 3548 MG
 - Outfall capacity – 20.15
 - Plant capacity – 18 MGD
 - We are at 48.2 percent of our outfall capacity
- No money was received from Prop 1E Grant for our Lake Wohlford Dam project during 2018.
- Water-related infrastructure:

- Escondido-Vista Water Treatment Plant Disinfection & Electrical System Upgrades. Replace the existing disinfection system at the Water Treatment Plant with a new onsite sodium hypochlorite generation disinfection system, upgrade the chlorine dioxide system, and upgrade the 35-year old plant electrical systems. Construction completed in December 2018.
- Vista Verde Reservoir – Phase 2. Construct two pre-stressed concrete reservoirs, valve structure, associated piping, site improvements, demolition of the existing Vista Verde Reservoir and salvage the temporary bolted steel tank. Currently in construction.
- Modifications to A-3 and A-11 Reservoirs currently in design.
- Emergency Treated Water Connection. Adding a treated water connection from the San Diego County Water Authority treated water pipeline for use in the event that there is an emergency that limits or eliminates the ability of the Water Treatment Plant to produce treated water. Currently in design.
- Lindley Reservoir Replacement. Replace the existing 2 MG steel reservoir constructed in 1950 with two 1.5 MG pre-stressed concrete reservoirs. Currently in design.
- Obtained easements across private parcels for the San Pasqual Undergrounding Project (Escondido Canal through the San Pasqual Reservation as per the Settlement Agreement with the Indian Bands). The project is currently in design.
- Wastewater-related infrastructure:
 - Hale Avenue Resource Recovery Facility (HARRF). Work includes modifying the primary sedimentation tanks, replacing the sludge and scum collection system, replacing the odor control facility, and replacing the grit storage facility. This work was completed in August 2018.
 - The Brine Line Project extends the existing brine pipeline from the Broadway crossing of Escondido Creek (near Grape Day Park) to the existing brine line in Harmony Grove Road. This project will construct approximately 12,200 lineal feet (2.3-miles) of 16-inch high-density polyethylene (HDPE) and 15-inch polyvinyl chloride (PVC) brine gravity pipeline using a combination of open trench and jack and bore methods. This project will also include the construction of manholes and small diameter fiber optic conduits. Construction started in April 2018.
 - Sewer gravity main trunk lines replaced – project duration from May 18' to September 18' – 1007' of 24" RCP replaced with 30" C-905, 836' of 27" RCP replaced with 36" C-905 for a total of 1843' of sewer gravity main trunk line replaced.
 - Recycled water. Currently in construction is the recycled water pipeline from Citrus Avenue and Escondido Creek to the agricultural area of Cloverdale and Mountain View; converting the existing Hogback Reservoir to recycled water and constructing a new potable water reservoir. Currently in design is a 10 MG emergency storage pond and pipelines to distribute the recycled water to agricultural users.
 - Membrane Filtration Reverse Osmosis Facility (MFRO). A twostep Design-Build procurement process was initiated for the design and construction of a

MFRO facility and pump station to improve recycled water quality for agricultural uses.

Anticipated Implementation Activities (0-3 Years):

1. Update and integrate our existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan, prepared as a Complete Active Transportation Strategy for the city.
2. Prepare a streetscape plan for Grand Avenue (underway).
3. Update the Circulation Element portion of the General Plan, with a focus on roadway classifications.
4. Develop and implement a Transportation Demand Management Program.
5. Define Urban Code Area for establishing traffic Levels of Service areas.

C. Housing

The Housing Element assesses the housing needs of all economic segments of the City of Escondido. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years. Topics or issue areas covered in the Housing Element include the following:

- Plan for quality, managed, and sustainable growth
- Provide a range of housing opportunities
- Enhance the quality of housing and preserve character

Indicators and General Plan Implementation (2018)

- The primary existing housing type in the City was single-family homes detached homes (23,436 total housing units).
- There are 3,347 attached single-family homes.
- Two-family and multi-family condominiums, townhomes, and apartments comprised 17,184 total housing units.
- 3,246 total mobilehomes.
- 4.9 median rooms per housing unit, citywide.
- 49.8 percent of all housing is owner-occupied.
- The average size of an owner-occupied unit – 3.17 persons per household.
- The average size of a renter occupied unit – 3.40 persons.
- Vacancy rates:
 - The homeowner vacancy rate is 0.7 percent, which is a year-over decrease from 0.9 percent in 2017, and a two year-over decrease 1.2 percent in 2016.
 - The rental vacancy rate is 4.2 percent. (4.6 percent in 2017 and 4.7 percent in 2016).
- 223 permits issued in 2018 for new housing units, including 40 single-family units, 24 second dwelling units, and 25 new mobilehomes.
- Construction of an affordable residential development was completed:

- A new 33-unit rental project (April 2018), and
- One 4-unit building acquired and rehabilitated for housing for formerly homeless.
- HOME funding committed to rehabilitate 6-units of transitional housing for homeless households.
- \$132,290 in Federal ESG funds committed to address homelessness through shelter operations (Homeless Prevention, Rapid Housing and Street Outreach).
- Initiated a Comprehensive Strategy to Address Homelessness. The strategy report is anticipated to be completed in 2019. Once complete, it will be published on the City website and utilized as a model in our efforts to manage and reduce chronic homelessness.
- A RFP was released regarding HEAP funds for a full time social worker to join the city team. The program should be up and running in 2019.
- Veterans Village rental project under construction (48 new affordable units)
- 30 very-low income seniors and disabled households were assisted in mobilehomes and apartments with a monthly rental subsidy while waiting for HUD Section 8 eligibility
- During 2018, 1,022 Escondido residents received Housing Choice Vouchers (Section 8) from the Housing Authority of San Diego County.
 - There are 13,924 households on the wait list, which is a year-over increase of 38.6 percent from 10,046 households in 2018.
- The City conducted 11 mobilehome rent control hearings (all short form)
- In 2018, 18 neighborhood groups were supported, including neighborhood clean-ups, neighborhood leadership forum meetings, and participation of multiple departments at neighborhood group meetings. City staff also led a Neighborhood Leadership Training Academy with 20 lower and moderate-income residents, which helps prepare them to be leaders in their communities.
- In FY 2018-19 the City received \$1,791,466 in CDBG funds, which represents a year-over increase of 12.7 percent from \$1,588,664 in 2018. In 2018, \$302,750 supported public service and fair housing activities supporting the six local CDBG priorities: Youth, Economic Development, Seniors, Neighborhood Revitalization, Homelessness and ADA Improvements. The 2018 amount is a year-over increase of 12.0 percent, from \$270,200 in 2017.

Anticipated Implementation Activities (0-3 Years):

1. Prepare and implement 5-Year Consolidated Action Plans and/or Annual Action Plans.
2. Complete the Comprehensive Strategy to Address Homelessness and begin implementation.
3. Initiate and adopt a 2021-2028 Housing Element and pursue early implementation of some anticipated Housing Element action items:
 - Adopt a transfer development rights (TDR) and unit-banking (UB) program in the downtown area to ensure the full, future build-out of the downtown at the densities envisioned as part of the 2012 General Plan. This will be critical component of the Housing Element update to optimize residential land inventory calculations and yield assumptions to meet RHNA objectives.

- Remove constraints to housing development, such as ground floor retail requirements in the downtown area. Although key corridors and nodes should continue to feature ground level retail activity, applying the restriction throughout the Downtown Specific Plan unduly constrains development opportunities.
- Assign minimum density standards for the downtown and other key residential zones to ensure that new development accommodates future housing needs, stabilizes neighborhood development, and promotes smart growth objectives to focus growth near infrastructure. This will be critical component of the Housing Element update to demonstrate SB 166 compliance (“No Net Loss” law), as well as objectives and to promote environmental sustainability.

D. Community Health and Services

The Community Health and Services Element establishes policies that influence good land use planning in order to enhance community health and welfare. Policies supporting access to healthy foods, availability of parks, recreational opportunities, libraries and cultural services, as well as promoting educational advancement and civic engagement all aim to improve economic, physical, and social conditions. The Community Health and Services Element promotes a community-based and private sector approach for establishing a sustainable and healthy community. Topics or issue areas covered in the Community Health and Services Element include the following:

- Health and Wellness
- Parks and Recreation
- Library Services
- Cultural Enrichment
- Schools and Education
- Civic Engagement
- Childcare
- Older Adult, Disabled, and Disadvantaged

Indicators and General Plan Implementation (2018)

- Median age – 34.2 years
 - The population that is 65 years and older – 11.3 percent
 - Children ≤ 18 years old in households – 24.2 percent
- The City’s first four-year university, John Paul the Great Catholic University, completed its fifth full year of operation.
- Public Art funds were utilized for ongoing maintenance/refurbishment and repairs of Queen Califia, the sculpture garden in Kit Carson Park.
- The City began using \$1,207,600 in grant funds to the City to improve parks and community centers in low-income, park deficient neighborhoods (projects to be completed in 2019).

- 6,556.3 acres of parkland. The Escondido Country Club project, approved in 2017, would add public parkland to the City inventory (anticipated to be completed in 2019).
- A design for Grape Day Park restrooms has been prepared and will be presented to the Historic Preservation Commission in 2019.
- 8 new upgraded parks or facilities:
 - EVCC – New Sound System in Gymnasium
 - Don Anderson Building - New parking lot gate and security lighting
 - Grape Day Park – Replaced damaged sections of Vinehenge slide and updated landscaping around fountain
 - Washington Park - Recreation building rehab (ongoing)
 - Kit Carson Park – Trail markers and Maps installed
 - Jim Stone Pool – Roof replacement and improvements to pool house
 - Grove Park – replaced tree grates and improved dumpster enclosure
 - Smart Irrigation Controllers installed throughout our parks and facilities
- 625 recreational programs, which is a year-over increase of 429 recreational programs, which is a year-over increase of 45.6 percent. There were 844 programs in 2016, or a two-year decrease of 25.9 percent:
 - 4,485 total students participating
 - 1,258 participants in the youth soccer program
 - 6 youth soccer, pop warner, and baseball leagues with 3,721 participants.
 - 215 adult softball teams with 2,580 participants
 - 13 soccer tournaments (youth and adult) with 24,000 participants
 - 10 softball tournaments with 19,500 participants
 - 9,223 participants/visits at the skate park
 - 60 adult hockey teams with 720 participants
- No. of new miles of public trails in 2018 – none
- New improvements to libraries in 2018:
 - Upgraded from barcode to RFID technology in March 2018. This includes:
 - Quicker check-outs (can check out up to 10 items at once instead of one at a time)
 - 5 new touch screen self-checkout machines
 - Ability to pay fines and fees via credit card
 - More accurate door counters
 - Installed a new Automated Material Handler that automatically checks items in and sorts them based on item location. Additionally, it allows patrons to receive immediate check-in verification via a receipt or email receipt, and reduces staff time dedicated to check-in and repetitive stress injuries.
 - Installed new circulation desk that is easier to access by patrons, and more ergonomic for staff.
 - Added seating in Business Center and Collaboration Corner with tables that allow for electronic device usage.
 - Exhibit wall space in the Pioneer Room has been cleared to display beautiful photos of historic Escondido.
 - In-demand items such as new law and medical reference books, that were previously “in-house use” materials, have been made available for public checkout.

- Signage has been refreshed and streamlined for ease of finding materials.
- Cleared physical spaces to increase visibility, enjoyment and ease of interaction with library offerings.
- Library technology:
 - 145,973 wireless internet sessions in the library. 141,325 in 2017.
 - 288,036 website hits, a year-over increase of 56.4 percent, from 184,069 website hits in 2017.
- Library circulation:
 - 422,939 items circulated
 - 31,159 check outs of digital media (eBooks, eAudiobooks, etc.)
- Library programs:
 - 118 children’s programs, with 4,818 attending. In 2017 there were more programs (125 children’s programs), but less attending (4,740).
 - 96 adult programs (includes Pioneer Room and Literacy)
 - 20 teen programs: 220 attending
 - 12 family programs: 1,315 attending
- Childcare programs:
 - Number of Day Camp programs conducted – 19
 - Pre-school programs – 92
 - After School programs (City) – 3
 - After School Education and Safety (ASES), EUSD programs – 10
- Elderly/disabled/disadvantaged programs:
 - 66 programs for seniors
 - 26,643 meals served to seniors
 - 13,562 rides provided to seniors from home to the Park Avenue Community Center (PACC) to eat and enjoy the programs

Anticipated Implementation Activities (0-3 Years):

1. Conduct a study to determine the feasibility of a park development fee structure.
2. Update the master plan of trails to include Pedestrian Master Plan elements, as an intrinsic component of a citywide Complete Active Transportation Strategy.
3. Various neighborhood improvement initiatives, as established by the City Council Work Plan from time to time.
4. Complete new Washington Park Skate Spot and expanded parking lot improvements (planning and design underway).
5. Complete the Grape Day Park restrooms project.

E. Community Protection

Escondido’s Community Protection Element addresses such issues as flood and fire hazards, geologic and seismic activity, and hazardous materials. Sections regarding Emergency Preparedness, Police and Fire service are also included. The Element also includes a section addressing Noise, which is a required component for General Plans. The purpose of the Community Protection Element is to identify and address the most relevant public safety issues

affecting the community. In addition, the Element offers possible solutions and establishes standards and policies for proactively addressing threats to life and property. Topics or issue areas covered in the Community Protection Element include the following:

- Disaster Preparedness and Emergency Response
- Fire Protection
- Police Services
- Code Enforcement Policies
- Noise
- Flood Protection
- Solis and Seismicity
- Hazardous Materials

Indicators and General Plan Implementation (2018)

- No. of calls for service in 2018:
 - 52,313, a year-over decrease of 2.5 percent from 53,696 service calls in 2017.
 - 60,759 9-1-1 calls, a year-over increase of 34.8 percent from 45,064 9-1-1 calls in 2017.
 - 99,193 total police calls for service (which includes all calls for service, traffic stops, extra patrols, and other police related activities. There were 115,699 total police calls for service were made in 2017, which is a year-over decrease of 14.2 percent. There were 104,579 calls in 2016, representing a two year-over decrease of 5.1 percent.
- No. of parking citations in 2017 – 7,341: which is a year-over increase of 17.3 percent (6,256 in 2017)
- No. of reported accidents (by type):
 - 1,054 collisions
 - 3 fatal collisions
- No. of noise complaints received/closed in 2018 – 2,222. There were 1,660 complaints in 2017 (year-over increase of 33.8 percent) and 1,565 in 2016 (representing a two year-over increase of 41.9 percent).
- No. of arrests (felony, misdemeanor) in 2018: 5,108, which is a year-over decrease of 12.9 percent from 5,866 in 2017 and a two year-over decrease of 4.3 percent (5,342 in 2016).
 - 1,570 felony arrests
 - 3,538 misdemeanor arrests
 - 374 other detentions
- No. of police officers – 160 (includes one OTS grant funded position)
- In 2018, the Police Department used received 24 grants for a total of approximately \$1,723,030 in funding.
- Increased staffing in the Escondido Police and Fire Communications center to meet the growing public safety needs of our community.
- Detective Jeff Udvarhelyi was recognized as the 2018 Law Enforcement Officer of the Year by the San Diego County District Attorneys Association. In 2018, Detective

Udvarhelyi's investigations resulted in 11 convictions on those who victimized children. When combined, those 11 convictions have totaled sentences of 350 years to life in prison.

- EPD partnered with the San Diego Children's Discovery Museum on a new display that highlighted public safety. Our partnership included donating a retired police motorcycle that was transformed into a display for children.
- Our COPPS unit continued its partnerships with community organizations to address homelessness issues. Through the COPPS units efforts, over 60 previously homeless individuals have been matched with services and/or reunited with family to get them off of the streets.
- No. of fire stations – 7
- No. of Fire Department personnel:
 - 87 Firefighters (24 Fire Captains, 24 Fire Engineers, and 39 Paramedics)
 - 18 Non-Safety Paramedics
 - 6 Chief Officers
 - 1 Fire Marshal
 - 4 Prevention Officers
 - 1 Emergency Preparedness Manager
 - 4 Administrative Staff
- No. of Fire Apparatus:
 - 7 Type 1 Frontline Fire Engines
 - 3 Type 1 Reserve Engines
 - 4 Type 3 Brush Engines
 - 1 Type 6 Brush Engine
 - 1 Frontline Truck
 - 1 Reserve Truck
 - 5 Frontline Ambulances
 - 4 Reserve Ambulances
- Average response time of Fire Department: 5 minutes and 14 seconds in 2018.
 - Met Quality of Life Standard Goal 91 percent of the time.
 - The response time was 5 minutes and 15 seconds in 2017.
 - The response time was 6 minutes and 29 seconds in 2016.

Anticipated Implementation Activities (0-3 Years):

1. Various public safety initiatives, as established by the City Council Work Plan from time to time.

F. Resource Conservation

Escondido's Resource Conservation Element satisfies state requirements for the Open Space and Conservation Elements as stated in the Government Code. Community Goals and Objectives call for creating an aesthetically pleasing environment, as well as conserving Escondido's natural and scenic resources. The Element's purpose is to identify areas for conserving open space as well as other important resources including air and water quality, cultural, agricultural, mineral and energy resources, as well as protecting hillside and ridgeline

view corridors with particular emphasis on ridgelines, unique landforms and visual gateways. Topics or issue areas covered in the Resource Conservation Element include the following:

- Biological and Open Space
- Trails
- Visual Resources
- Agricultural Resources
- Historical Resources
- Water Resources and Quality
- Air Quality and Climate Protection

Indicators and General Plan Implementation (2018)

- 1,342 new solar PV units installed in 2018.
 - A year-over increase of 35.7 percent from 2017, when 989 new solar PV units were installed.
- The Spruce Street Channel Project was prepared for construction during FY 2017-18 by the City's Environmental Programs and Engineering staff. In 2018, engineering design was completed, and environmental permits were received from the California Department of Fish and Wildlife, Regional Water Quality Control Board, and the Army Corps of Engineers. "Phase I" of the project, 150 feet of pedestrian bridge at West Valley Parkway, was combined with the rest of the project to bid and be constructed as one comprehensive project.
- During FY 2017-18, the City of Escondido installed trash capture devices at 32 storm drain inlets upstream of the Spruce Street Channel Improvement Project drainage area. The devices have been functioning properly and maintained by the Public Works Department.
- Engineering design of potential Alternative Compliance program project (Rincon Villa Drive) proceeded to 60%. The City intends to use this project as a credit for future development as a part of the Offsite Alternative Compliance provision in the 2013 San Diego Region MS4 Permit.
- The Escondido Creek Hydromodification Exemption Analysis was incorporated into the Carlsbad WQIP update in May 2018. This exemption from hydromodification management requirements is available to and supports development & redevelopment in areas draining directly to Escondido Creek and the concrete channel, reducing project costs without negative erosional impacts to the Creek.
- City staff recorded visual observations at 109 major storm drain outfalls and analyzed water quality at 6 sites, twice in 2018.
- Swept 12,110 miles of streets, removing 2,879 tons of material before it reached storm drains. The Public Works Department initiated a process to update this program with a GIS-based routing system in future Fiscal Years.
- Inspected 2,167 storm drain inlets for accumulated debris and trash. Performed 426 cleanouts of storm drains, removing 379 tons of debris from the MS4. The Public Works Department and Utilities/Environmental Programs Division reviewed several years of inspection and cleanout data to update inlet inspection prioritization to allow for focused

efforts on the MS4 facilities with the most accumulated debris and/or with inlet filters/baskets requiring increased maintenance frequencies. This re-prioritization was put into effect in FY2017-18.

- Cleaned 3.74 miles of open channel, removing 2,276 tons of invasive plants, trash and debris, and mobilized sediment prior to discharge to natural areas.
- The Escondido City Council approved funding for a Corrugated Metal Pipe (CMP) Condition Survey for 20 miles of CMP storm drains in FY2016-17. In FY 2017-18, all accessible CMPs were televised and prioritized for repair based on pipe condition. One CMP was replaced and three CMPs were repaired in FY 2017-18. CMPs that could not be televised (due to blockage) are being cleaned and will be televised in FY 2018-19. Approximately 20 pipes are anticipated to be replaced or rehabilitated in FY 2018-19 and additional pipes will be repaired in future annual CMP repair projects.
- The City's sediment detention basin located in Kit Carson Park, Eagle Scout Lake, was maintained in May 2018. Approximately 320 cubic yards of sediment was removed to maintain the capacity of the basin.
- The Country Club golf course in the City of Escondido was closed, and the area was rezoned for residential development. The former golf course property will be redeveloped into a residential community, Country Club Redevelopment Project - "The Villages". The Villages project site encompasses an area of 97.5 acres and will have structural biofiltration BMPs to treat runoff. During FY 2017-18, the City of Escondido negotiated with the Villages developer, and as a result, the City's development agreement requires the developer to treat storm water from 103 acres of neighborhoods outside of the Villages project site.
- The City of Escondido has closely followed the development of the Statewide Trash Amendments and San Diego Regional Water Quality Control Board approval of the Trash Order (Order R9-2017-0077) in June 2017. Environmental Programs worked with a consultant and applicable Departments to complete Priority Land Use Assessments and develop a jurisdictional map and schedule, as required by the Order for the Track 1 compliance pathway. The City delivered this first submittal requirement in December 2018.
- In FY 2017-18, the Utilities Department completed 154 classroom and camp presentations to 3,925 elementary school students throughout Escondido.
- In FY 2017-18, the Public Works Recycling Division led 56 events reaching approximately 2,500 residents. Notably, the City sponsors electronic and household hazardous waste events twice a month, reaching approximately 200 people a month. The City also hosted and promoted 4 used oil events, 4 compost workshops (with 51 total attendees), and two volunteer cleanups at Lake Dixon with 160 volunteers last year. Finally, the We Clean Escondido program supports approximately 10 neighborhood cleanup groups with an average of 3-5 volunteers per group, gathering approximately 2 bags of trash for monthly cleanups removing litter before it reaches the MS4.

Anticipated Implementation Activities (0-3 Years):

1. Prepare a Master Plan that identifies gateways and visual quality guidelines

2. Conduct a study to determine the feasibility of expanding the city's recycling program.

G. Growth Management

The purpose of the Growth Management Element is to establish policies for balancing the timing of infrastructure improvements with current and anticipated demands for service through the adoption of specific implementation techniques. A goal of growth management is to phase capital facility improvements concurrent with population growth so that new development does not compound existing service shortfalls, or result in critical infrastructure deficiencies. Effective growth management also establishes parameters for periodically monitoring the impacts that growth has on the community and defines the methods by which impacts are addressed, allowing decision makers to efficiently prioritize capital improvements. Topics or issue areas covered in the Growth Management Element include the following:

- Quality of Life Thresholds
- Public Facility Master Plans
- Public Facility Financing
- Public Facility Phasing
- Public Facility Deficiencies
- Growth Management Monitoring

Indicators and General Plan Implementation (2018)

- Total population – 151,979
 - Population increase from 2010 – 5.2 percent
- Total fees collected through building permits in 2018:
 - Parkland fees – \$1,484,215, a year-over increase of 55.8 percent from \$952,504 in 2017; and a two year-over increase of 499.1 percent from \$247,740 in 2016.
 - Traffic fees – \$843,485, a year-over increase of 110.7 percent from \$400,185 in 2017; and a two year-over increase of 173.4 percent from \$308,417 in 2016.
 - Sewer fees – \$3,485,648, a year-over increase of 74.1 percent from \$2,002,397 in 2017; and a two year-over increase of 592.7 percent from \$503,166 in 2016.
 - Water fees – \$926,080, a year-over decrease of 65.9 percent from \$2,722,530 in 2017; and a two year-over increase of 3.7 percent from \$892,543 in 2016.
- Monitored and reported annually on the performance of development activity.
- Working with LAFCO to complete a Sphere of Influence Update and MSR to confirm properties appropriate to re-zone.
- City Council established a target Reserve balance of 25 percent.

- City conducted an assessment of public facility needs and costs and adjusted development impact fees to reflect the cost of constructing infrastructure associated with serving new growth.
- City evaluated the pricing levels of its habitat credits available for sale at Daley Ranch Conservation Bank in comparison with regional conservation banks and adjusted the pricing levels of habitat credits to better reflect the marketplace.

Anticipated Implementation Activities (0-3 Years):

1. Prepare an Annexation Procedures Manual
2. Monitor Growth Management Measure
3. Participate in LAFCO's island annexation program and contribute to orderly and fiscally solvent annexations into the incorporated city.
4. Various fiscal impact initiatives, as established by the City Council Work Plan from time to time.

H. Economic Prosperity

The purpose of the Economic Prosperity Element is to establish policies that promote the long-term vitality of Escondido's local economy by developing and guiding employment and business opportunities and encouraging appropriate economic and business development in the city. Policies in this element promote a sustainable local economy to benefit current and future generations without compromising resources, and are intended to favorably influence the balance between employment and housing. Topics or issue areas covered in the Economic Prosperity Element include the following:

- | | |
|-----------------------------------|--|
| • Employment Acreage | • Long-Term Economic Wellbeing |
| • Wage and Job/Housing | • Minimizing Infrastructure Impediments |
| • Small Business | • Strengthening Workforce Qualifications |
| • Twenty-First Century Industries | • City Leadership |
| • Tourism and Recreation | • Economic Development Monitoring |
| • Existing Economic Districts | |
| • Marketing and Image | |

Indicators and General Plan Implementation (2018)

- Civilian employed population – 71,644, a year-over increase of 4.3 percent from 68,645 in 2017; and a two year-over increase of 8.1 percent from 66,225 in 2016.
 - Service occupations – 17,222 (24.0 percent)
 - Sales and office – 17,191 (23.9 percent)
 - Management/business sector – 7,922 (11.0 percent)
 - Education – 2,918 (4.1 percent)
 - Healthcare practitioner – 2,333 (3.2 percent)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)

- 2,427 new single-family and multi-family units
 - 183,500 square feet of new retail commercial space
 - 86,000 square feet of new medical office space
 - 240,000 square feet of new industrial space and an additional 10 new industrial lots
 - 697 new hotel units (keys)
- Grand total receipts for all business license accounts - \$2,013,116.09, which is a year-over increase of 5.2 percent from \$1,913,790.27 in 2017; and a two year-over increase of 13.5 percent (\$1,772,260.51 in 2016).
 - Continued implementing the *Working Together to Get to Yes* initiative.
 - Continued to build on the momentum of the Innovate 78 regional economic development initiative focused on business retention expansion and attraction along the 78 Corridor and strategies to expedite permit processing and improve overall customer service.
 - 2018 Comprehensive Economic Development Strategy completed.
 - Grand Ave. median landscape improvements completed. Work underway for the design of Grand Avenue streetscape and Street Alignment Plan.
 - Conducted a retail seminar for downtown merchants with Barbara Wold.
 - Held the annual local wineries event.
 - Launched Opportunity Zones webpage to promote investment in Downtown Escondido.
 - Received San Diego Section APA award in the Implementation category for economic development strategy implementation success.
 - Drafted policy for disposition of city-owned property in TOD area.
 - Hosted Meet the Buyers in partnership w/Small Business Development Center.
 - Facilitated temporary sign standards workshop w with Chamber of Commerce.
 - East Bay EDA presentation on regional economic development collaboration.
 - SD Global Investment Forum panel on North County opportunities.
 - Impact Datasource “Economic Development Secrets” podcast.

Anticipated Implementation Activities (0-3 Years):

1. Economic Development strategies and tactics as outlined in the City’s updated comprehensive economic development strategy.
2. Economic Development strategies and tactics as outlined in the City Council Action Plan every two (2) years.
3. Continuation of the Innovate 78 initiative with new focus on the 78 Corridor’s startup ecosystem, entrepreneurship and talent pipeline development.
4. Partnership with the San Diego Regional EDC on a regional strategy for economic inclusion.
5. Promote investment in Escondido’s newly established Opportunity Zone.
6. Redevelopment of properties in Spruce St. area.
7. Explore tools to improve historic downtown core, including assessment district options.

V. Degree to which the General Plan complies with the Adopted Office of Planning and Research (OPR) Guidelines

The Governor's Office of Planning and Research (OPR) is responsible for updating the resources for drafting and amending a general plan. OPR also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. OPR adopted General Plan Guidelines (GPG) in 2003 for use by local jurisdictions in the preparation of their general plans. Also, a December 2010 GPG update to the guidelines provided guidance on how to address the Complete Streets Act and modify the Circulation Element to plan for a balanced, multimodal transportation network. It is important to note that the Guidelines are permissive, not mandatory.

Staff has prepared an analysis of the Escondido General Plan compared to the general criteria included in State law, along with an evaluation of the degree to which the Escondido General Plan complies with the OPR Guidelines.

The GPG contain ten chapters and three appendices of requirements and references, in the following basic areas:

1. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
2. Sustainable Development and Environmental Justice: The General Plan complies with guidelines for sustainable development and environmental justice. General plan policies and programs generally discuss inclusive public participation, social and economic well-being, jobs/housing balance, managed and balanced growth, livable communities and quality of life, and responsible resource conservation.
3. Preparing and Amending the General Plan: The City complied with the Guidelines in the preparation and adoption of the General Plan (2012) and continues to comply with the Guidelines, CEQA, and the Government Code in the processing of any General Plan amendments.
4. Required Elements: The General Plan contains all of the required elements (Appendix B).
5. Format and Element Integration: The format of the General Plan complies with the Guidelines in that all of the required elements are present and no one element takes precedence over any other (equal legal status). The document is posted on the City's website and available for public review at City Hall and the Library.
6. Optional Elements: The General Plan includes optional elements that are either individual sections or are consolidated with other elements.
7. CEQA and the General Plan: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.

8. Public Participation: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
9. Implementing the General Plan: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. Special General Plan Considerations: The General Plan preparation and administration comply with the applicable Acts.

VI. Plans, Projects, and Accomplishments

The Planning and Building Divisions processed a variety of planning permits during 2016, including conditional use permits (CUPs), subdivision map requests, and associated environmental reviews. The breakdown in applications received is as follows:

- 2 Adjustment Plats
- 2 Admin. Adjustments
- 1 Lot-Tie Rescission
- 1 Annexation
- 53 Notices of Exemption
- 62 Certificates of Appropriateness
- 2 Certificates of Compliance
- 2 Comprehensive Sign Programs
- 3 Major CUPs
- 4 Minor CUPs
- 5 Daley Ranch Mitigation Bank Credit Purchases
- 22 Design Reviews
- 2 Development Agreements
- 1 EIR
- 3 Extensions of Time
- 1 General Plan Amendment Initiation
- 1 Grading Exemption
- 3 Mills Act Contracts
- 2 Minor Development Applications
- 3 MNDs
- 3 Master Plans
- 2 Precise Plans
- 9 Major Plot Plans
- 4 Minor Plot Plans
- 1 Re-zone
- 15 ADUs
- 74 Sign Permits

- 61 Temporary Sign/Banner Permits
- 25 Temporary Use Permits
- 2 Tentative Maps
- 1 Vegetation Removal Permit
- 2 Zoning Code Amendments
- 15 Zoning Consistency/Verification Letters

Progress in meeting the City's Share of Regional Housing Needs Government Code Section 65400(a)(2)(B) provides: "*The Housing Element portion of the Annual Progress Report shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ...*" The tables provided in Appendix D demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of six Excel spreadsheets. Therefore, Appendix D also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2012.

VII. Conclusion

The General Plan is the City's guiding vision. Upkeep and maintenance of the General Plan is a continuous process. As noted in this Annual Progress Report, the City implements the General Plan's vision on a day-to-day basis, in its many planning projects, and strives to include the public in the decision-making process.

APPENDIX A
GOVERNMENT CODE SECTION 65400

Government Code Section 65400

a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

A) The status of the plan and progress in its implementation.

B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

APPENDIX B
GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

State law requires that general plans include seven elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The relationship between State mandated elements and the Escondido General Plan are illustrated below.

Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.
Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and

		ground stationary noise sources.
Housing	Housing	Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.
Optional Element	Community Health and Services	Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.
Optional Element	Growth Management	Develops quality of life standards and establishing public facility planning strategies.
Optional Element	Economic Prosperity	Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

APPENDIX C

PIPELINE PROJECTS

Pipeline Project Map and Pipeline Project List:

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

APPENDIX D
2018 HOUSING ELEMENT REPORT

Please Start Here

General Information	
Jurisdiction Name	Escondido
Reporting Calendar Year	2018
Contact Information	
First Name	Kristina
Last Name	Owens
Title	Associate Planner
Email	kowens@escondido.org
Phone	(760) 839-4519
Mailing Address	
Street Address	201 North Broadway
City	Escondido
Zipcode	92025

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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

Jurisdiction	Escondido	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A																			
Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below															52	52			
	23107039	206 S Rose St		ADM18-0041	2 to 4	R	7/25/2018								2	2		No	
	22822050	917 W Lincoln Ave		ADM18-0049	5+	R	3/23/2018								9	9		No	
	23032103	829 E 4th Ave		ADM18-0077	2 to 4	R	7/25/2018								2	2		No	
	27230132	3907 Sierra Linda Drive		ADM18-0054	ADU	O	5/15/2018								1	1		No	
	22748021	1061 Rincon Villa Pl		ADM18-0065	ADU	R	4/13/2018								1	1		No	
	23855006	2091 Hallmark PL		ADM18-0073	ADU	O	6/13/2018								1	1		No	
	22849031	960 Sugarloaf Dr		ADM18-0076	ADU	O	6/20/2018				1				1	1		No	
	23220018	100 Howell Heights		ADM18-0078	ADU	O	5/2/2018				1				1	1		No	
	22950203	421 E 4th Ave		ADM18-0082	ADU	R	7/24/2018								1	1		No	
	23625522	1880 Redwood St		ADM18-0086	ADU	O	7/11/2018				1				1	1		No	
	22735526	1004 N Ash St		ADM18-0088	ADU	O	6/28/2018								1	1		No	
	22769004	1522 Sheridan Pl		ADM18-0094	ADU	O	8/22/2018								1	1		No	
	23045222	1076 Circle Dr		ADM18-0096	ADU	R	7/6/2018								1	1		No	
	23449110	1942 Hemingway Ct		ADM18-0099	ADU	O	9/25/2018				1				1	1		No	
	27102213	3045 El Ku Ave		ADM18-0100	ADU	O	9/11/2018								1	1		No	
	22717027	1526 E Washington		ADM18-0124	ADU	O	11/1/2018				1				1	1		No	
	22459004	1074 Memory Ln		ADM18-0144	ADU	R	10/12/2018								1	1		No	
	22417120	1767 Foothill View Pl		ADM18-0149	ADU	R	9/26/2018								1	1		No	
	24054024	2632 Emerald Oaks Gl		ADM18-0160	ADU	O	10/12/2018								1	1		No	
	23324213	252 w 7th Ave		ADM18-0161	ADU	O	8/31/2018								1	1		No	
	23055060	1510 Boyle Ave		ADM18-0163	ADU	O	10/12/2018								1	1		No	
	23230122	431 Vine St		ADM18-0167	ADU	O	12/17/2018								1	1		No	
	22412041	319 Aspero Ct		ADM18-0212	ADU	O	11/13/2018								1	1		No	
	22906201	1140 Gamble st		ADM18-0240	ADU	O	12/20/2018								1	1		No	
	23852023	3101 Foxhall Gl		B18-0359	SFD	O	2/14/2018								1	1		No	
	23237207-58392	1001 S Hale #9		B18-0146	MH	O	1/23/2018								1	1		No	
	2263901219	El Norte Pkwy #316		B18-0180	MH	O	1/25/2018								1	1		No	
	2362214-48965	541 W 15th #27		B18-0302	MH	O	2/7/2018								1	1		No	
	23505042	1301 S Hale		B18-0422	MH	O	2/22/2018								1	1		No	
	23102238-30559	E Valley Pkwy #247		B18-0738	MH	O	3/30/2018								1	1		No	
	23104033	0 E Valley Pkwy #24		B18-0903	MH	O	4/20/2018								1	1		No	
	23237207-58398	1001 S Hale #15		B18-1425	MH	O	6/14/2018								1	1		No	
	2263900954	El Norte Pkwy #146		B18-1506	MH	O	6/25/2018								1	1		No	
	2351631352	W Citracdo Pkwy #52		B18-2103	MH	O	7/31/2018								1	1		No	
	23104033-53180	0 E Valley Pkwy #23		B18-1883	MH	O	8/20/2018								1	1		No	
	23104033-15675	0 E Valley Pkwy #64		B18-2161	MH	O	8/23/2018								1	1		No	
	2263900854	W El Norte Pkwy #54		B18-2595	MH	O	10/1/2018								1	1		No	

2263901046	El Norte Pkwy #219	B18-2596	MH	O	10/1/2018						1		1	1		No
23102238-26010	E Valley Pkwy #247	B18-2699	MH	O	10/9/2018						1		1	1		No
2263901071	El Norte Pkwy #244	B18-3034	MH	O	11/1/2018						1		1	1		No
23104228-10	E Valley Pkwy #18	B18-3193	MH	O	11/4/2018						1		1	1		No
23616111-54113	1415 S Pine St #8	B18-3620	MH	O	12/27/2018						1		1	1		No

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

25 §6202)

Jurisdiction	Escondido
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below													32	13	54
	23237207-58392	1001 S Hale #9		B18-0146	MH	O							1	1/23/2018	1
	2263901219	W El Norte Pkwy #316		B18-0180	MH	O							1	1/25/2018	1
	2362214-48965	541 W 15th #27		B18-0302	MH	O							1	2/7/2018	1
	23505042	1301 S Hale #39		B18-0422	MH	O							1	2/22/2018	1
	23102238-30559	00 E Valley Pkwy #247		B18-0738	MH	O							1	3/30/2018	1
	23104033	700 E Valley Pkwy #24		B18-0903	MH	O							1	4/20/2018	1
	23237207-58398	1001 S Hale #15		B18-1425	MH	O							1	6/14/2018	1
	2263900954	W El Norte Pkwy #146		B18-1506	MH	O							1	6/25/2018	1
	2351631352	0 W Citracdo Pkwy #52		B18-2103	MH	O							1	8/20/2018	1
	23104033-53180	700 E Valley Pkwy #23		B18-1883	MH	O							1	7/3/2018	1
	23104033-15675	700 E Valley Pkwy #64		B18-2161	MH	O							1	8/23/2018	1
	2263900854	5 W El Norte Pkwy #54		B18-2595	MH	O							1	10/1/2018	1
	2263901046	W El Norte Pkwy #219		B18-2596	MH	O							1	10/1/2018	1
	23102238-26010	00 E Valley Pkwy #247		B18-2699	MH	O							1	10/9/2018	1
	2263901071	W El Norte Pkwy #244		B18-3034	MH	O							1	11/1/2018	1
	23104228-10	550 E Valley Pkwy #18		B18-3193	MH	O							1	11/14/2018	1
	23616111-54113	1415 S Pine St #8		B18-3620	MH	O							1	12/27/2018	1

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

25 §6202)

Jurisdiction	Escondido
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

	27230132	3907 Sierra Linda Drive	ADM18-0054	ADU	O							1	7/2/2018	1
	22748021	1061 Rincon Villa Pl	ADM18-0065	ADU	R							1	5/10/2018	1
	23855006	2091 Hallmark PL	ADM18-0073	ADU	O							1	7/3/2018	1
	22849031	960 Sugarloaf Dr	ADM18-0076	ADU	O					1			7/25/2018	1
	23220018	100 Howell Heights	ADM18-0078	ADU	O					1			5/2/2018	1
	22950203	421 E 4th Ave	ADM18-0082	ADU	R							1	7/24/2018	1
	23625522	1880 Redwood St	ADM18-0086	ADU	O					1			7/11/2018	1
		1004 N Ash St	ADM18-0088	ADU	O									
	22735526											1	7/3/2018	1
	22769004	1522 Sheridan Pl	ADM18-0094	ADU	O							1	8/22/2018	1
	23045222	1076 Circle Dr	ADM18-0096	ADU	R							1	7/6/2018	1
	23449110	1942 Hemingway Ct	ADM18-0099	ADU	O								9/25/2018	1
	27102213	3045 El Ku Ave	ADM18-0100	ADU	O					1			9/11/2018	1
	22717027	1526 E Washington	ADM18-0124	ADU	O								11/1/2018	1
	22459004	1074 Memory Ln	ADM18-0144	ADU	R							1	10/11/2018	1
	22417120	1767 Foothill View Pl	ADM18-0149	ADU	R							1	8/22/2018	1
	24054024	2632 Emerald Oaks Gl	ADM18-0160	ADU	O							1	10/11/2018	1
	23324213	252 w 7th Ave	ADM18-0161	ADU	O								9/20/2018	1
	23055060	1510 Boyle Ave	ADM18-0163	ADU	O					1			10/11/2018	1

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Note: + Optional field

Cells in grey contain auto-calculation formulas

	23230122	431 Vine St		ADM18-0167	ADU	O						1	9/18/2018	1
	22412041	319 Aspero Ct		ADM18-0212	ADU	O						1	12/13/2018	1
	23107039	206 S Rose St		ADM18-0041	2 to 4	R						2	11/19/2018	2
	22822050	917 W Lincoln Ave		ADM18-0049	5+	R						9	3/23/2018	9
	23032103	829 E 4th Ave		ADM18-0077	2 to 4	R						2	11/19/2018	2
		2516 S Escondido												
	23815220	Bld	William Lyon	TR17-0014	5+	R								
	23210016	700 W Grand Ave	Integral (old PD)	TR16-0029	5+	R								
		24820 Lake Wohlford												
	24001105	Rd		B16-3721	SFD	O								
	22548033	718 Stoneybrae Pl		B17-1636	SFD	O								
	22708060	134 La Lomita		B17-1895	SFD	O								
	22548034	700 Stoneybrae Pl		B17-1677	SFD	O								
	22414322	2046 Conway Dr		B17-2604	SFD	O								
	23508215	1812 Del Dios Rd		B17-2903	SFD	O								
	23005222	948 E Washington		Tr18-0001	2 to 4	O								
	23520501	1893 Bernardo Ave		B16-3834/Tr 877	SFD	O								
	23520502	1901 Bernardo Ave		B16-3835/Tr 877	SFD	O								
	22413220	533 Bridle Place		B16-3896	SFD	O								
	22414226	1972 N Ash St		B18-2367	SFD	O								
	23852023	3101 Foxhall GI		B18-0359	SFD	O								
				B16-2141/PHG 17-0026										
	23314201	300 S Escondido Bld	City Plaza	0035	5+	R								
	23403014	1661 Bear Valley Pkwy	Westminster	B15-2429	SFD	O								
	22424015	2419 Amber Lane		B16-0260	SFD	O								
	22414358	1144 Blake Glen		B16-1251	SFD	O								
	23035204	1135 E 3rd Ave		B16-1680	SFD	O								
	22916056	660 E Mission Ave		B16-1681	SFD	O								
	22916055	656 E Mission Ave		Tr16-0038/Tr 932	SFD	O								
	22410814	1208 Pfeiler Place	Shea	Tr16-0039/Tr 932	SFD	O								
	22410613	1341 Vista Ave	Shea	Tr16-0040/Tr 932	SFD	O								
	22410801	1410 Apex Pl	Shea	Tr16-0042/Tr 932	SFD	O								
	22410503	1361 Vista Ave	Shea	Tr16-0044/Tr 932	SFD	O								
	22410726	1258 McGeary Rd	Shea	Tr16-0033/Tr 932	SFD	O								
	22410923	1189 Witherby Ln	Shea	Tr16-0037/Tr 932	SFD	O								
	22410917	1165 Witherby	Shea	Tr16-0041/Tr 932	SFD	O								
	22410914	1153 Witherby	Shea	Tr16-0043/Tr 932	SFD	O								
	22410906	1121 Witherby	Shea	Tr16-0048/Tr 932	SFD	O								
	22410830	1220 Stockton PL	Shea	Tr16-0050/Tr 932	SFD	O								
	22410713	1263 McGeary Rd	Shea	Tr16-0053/Tr 932	SFD	O								
	22414720	2060 Wagon Wheel Ct	Lennar	Tr17-0001	SFD	O								
	22413208	659 Stirrup Way	KB CA	Tr17-0002	SFD	O								
	22413232	519 Saddle Pl	KB CA	Tr17-0003	SFD	O								
	22413219	525 Bridle Pl	KB CA											
	22414725	2051 Wagon Wheel Ct	Lennar	Tr15-0006	SFD	O								
	22414228	1952 N Ash St		Tr16-0005	SFD	O								
	22410710	1251 McGeary Rd	Shea	Tr16-0033/Tr 932	SFD	O								
	22410922	1185 Witherby Ln	Shea	Tr16-0037/Tr 932	SFD	O								
	22410916	1161 Witherby Ln	Shea	Tr16-0041/Tr 932	SFD	O								
	22410907	1125 Witherby Ln	Shea	Tr16-0048/Tr 932	SFD	O								
	22410930	1237 Stockton Pl	Shea	Tr16-0049	SFD	O								
	22410714	12367 McGeary Rd	Shea	Tr16-0053/Tr 932	SFD	O								
	23516118	2400 W Valley Pkwy #42		B17-0101	MH	O								

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Note: + Optional field

Cells in grey contain auto-calculation formulas

	23237207	1001 S Hale Ave #26	B17-0698	MH	O									
	23516034	1751 W Citracado Pkwy #228	B17-0863	MH	O									
	23507250	1575 W Valley Pkwy #97	B17-1243	MH	O									
	2303811140	1380 Oakhill Dr #40	B17-2728	MH	O									
	23507250	1575 W Valley Pkwy #28	B17-2815	MH	O									
	23237207	1001 S Hale Ave #61	B17-3222	MH	O									
	23104028	2590 E Valley Pkwy #28	B17-3236	MH	O									
	22542212	643 Erica St	ADM17-0238	ADU	O			1					3/8/2018	1
	23512211	1003 S Upas St	ADM17-0235	ADU	R					1			3/13/2018	1
	23605107	514 W 10th Ave	ADM17-0208	ADU	O			1					2/21/2018	1
	23638053	542 Brotherton Rd	ADM17-0193	ADU	O							1	2/21/2018	1

Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy									
7							8	9	10								11	12
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	
	1		1		18	220		240		65					11	203	279	
				1			1/31/2018	1								1	4/9/2018	1
				1			3/19/2018	1								1	5/18/2018	1
				1			2/22/2018	1								1	3/8/2018	1
				1			3/6/2018	1								1	4/9/2018	1
				1			4/18/2018	1								1	6/19/2018	1
				1			5/17/2018	1								1	5/29/2018	1
				1			7/18/2018	1								1	9/6/2018	1
				1			7/6/2018	1								1	9/21/2018	1
				1			10/9/2018	1								1	10/29/2018	1
				1			8/21/2018	1								1	10/2/2018	1
				1			9/6/2018	1							1		12/13/2018	1
				1			10/25/2018	1										
				1			10/5/2018	1							1		11/30/2018	1
				1			10/17/2018	1										
				1			11/14/2018	1										
				1			12/5/2018	1										
				1			12/27/2018	1							1		12/28/2018	1

														1		1/10/2018		1
														1		1/5/2018		1
														1		1/10/2018		1
														1		1/8/2018		1
														1		1/17/2018		1
														1		4/2/2018		1
														1		2/5/2018		1
		1					3/20/2018							1		10/18/2018		1
				1			9/11/2018							1				
							8/2/2018							1				

	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				sales prices in Parks in					
	N				price specified by property owner					
	N				price specified by property owner					
	N				price specified by property owner					
	N				Affordability was based on rental price specified by property owner on the new housing tracking forms.					

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(CCR Title 25 §6202)

Jurisdiction	Escondido
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B												
Regional Housing Needs Allocation Progress												
Permitted Units Issued by Affordability												
	1	2	3	4	5	6	7	8	9	10	11	12
Income Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	7				46					54	988
	Non-Deed Restricted						1					
Low	Deed Restricted	28		11		34					75	716
	Non-Deed Restricted	1					1					
Moderate	Deed Restricted					5					7	726
	Non-Deed Restricted	108	56	7	163	410	220				964	
Total RHNA	4175	144	56	18	164	495	223				1100	3075

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Cells in grey contain auto-calculation formulas

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>1.1 Project Development - Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.</p>	<p>Increased supply of rental units for extremely low, very low and low-income residents. 300 units.</p>	<p>Ongoing</p>	<p>The City recently contracted with Community HousingWorks, Interfaith Community Services and Solutions for Change to develop affordable rental projects consisting of acquisition/rehabilitation of existing units (CHW and Interfaith) and new construction (Solutions). The CHW project was completed in April 2017 and consists of 11 HOME affordable units out of 200 total affordable units in the project. Interfaith rehabilitated an existing 4-unit project in 2018. Solutions competed construction of a new affordable rental project consisting of 33 units (32 affordable) in July 2017. Including 3 previous projects (11 ownership units by SDHFH in 2015, 35 new rental units by CHW in 2013 and 44 rehabilitated units by UHC in 2015), a total of 137 affordable housing units have been created since 2013.</p>
<p>1.2 Lot Consolidation - Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments.</p>	<p>Facilitate development as envisioned in the General Plan.</p>	<p>Ongoing</p>	<p>A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments.</p>

<p>1.3 Infill New Construction - Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The city also encourages recycling and revitalizing of sites for a variety of housing types and income levels.</p>	<p>New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>The majority of the affordable residential projects completed during the period have been on infill sites. Solutions for Change completed construction on a new affordable rental project of 33 units (32 affordable) on an infill site on South Escondido Boulevard in July 2017. Interfaith Community Services rehabilitated a four-unit residential project to be used for low-income households in 2018. CHW rehabilitated 11 HOME affordable units (200 total) on Rose St. in 2017. The 11-unit project by Habitat in 2015, the 35-unit project by CHW in 2013 and the 44 units by UHC in 2015 all were on infill sites.</p>
<p>1.4 City-Owned Sites - Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>Use City-ownership as a potential inducement for rehabilitation of more affordable housing.</p>	<p>Ongoing</p>	<p>The Housing and Neighborhood Services Division, the Engineering Services Department, and the City's Real Property Agent continue to review City-owned properties when they become available as potential sites for redevelopment as affordable housing.</p>
<p>1.5 Density Bonus - Amend Density Bonus Ordinance to be consistent with State law.</p>	<p>Additional housing opportunities for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>City staff completed an amendment to the Zoning Code in 2017 to modify Density Bonus provisions so they are in conformance with state law. Several projects are currently in the pipeline or have been recently completed using Density Bonus provisions.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied - Continue to explore potential rental rehabilitation programs.</p>	<p>Increase opportunities for rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. The program ended after two years. Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program.</p>
<p>2.2 Acquisition/Rehabilitation - Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities.</p>	<p>Additional affordable housing opportunities for lower income households (200 units).</p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority in Escondido. An RFP in 2014 for affordable housing developers resulted in two affordable developments: 11 acquisition/rehabilitation units in a 200-unit development was completed in 2017, and a 44-unit rehabilitation project was completed in 2015. An RFP in 2017 resulted in a 4-unit affordable rehabilitation project completed in 2018.</p>

<p>2.3 Focus on Neighborhoods - Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.</p>	<p>The concentration of City resources to individual neighborhoods and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. Continue collaboration efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Currently there are 18 recognized neighborhood groups on the City. Project NEAT continues to utilize Community Development Block Grant (CDBG) funding to assist residents in solving their own neighborhood problems at a neighborhood (rather than a Code Enforcement) level, such as maintenance, graffiti, trash. The Neighborhood Transformation Project (NTP) is one effort to join neighborhoods with City Departments to combine resources (funding and sweat equity) in targeted areas to include neighborhood cleanups and public improvements. In Spring 2019 the City Council will develop the 2019-2020 City Council Action Plan which is expected to include a neighborhood component to include strategies to improve neighborhoods.</p>
<p>2.4 Preservation of At-Risk Housing - Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market rate housing.</p>	<p>Continued affordability of subsidized housing developments. If owner wishes to sell, contact potential buyers who would want to extend affordability, and if unsuccessful, follow up with Section 8 and relocation potential.</p>	<p>Ongoing</p>	<p>The City continues to monitor at-risk units, particularly those identified in the Housing Element. This effort is ongoing. The City worked with Community HousingWorks to preserve the affordability of 200 units in Cypress Cove (now Manzanita Apartments) while extending affordability on 11 of the units using HOME funds in 2017. No at-risk units were lost in 2017 or 2018.</p>
<p>3.1 First-Time Homebuyer/Home Entry Loan Program (HELP) - Provide low interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000, using federal HOME funds.</p>	<p>Increased homeownership opportunities for lower income households (150 households).</p>	<p>Ongoing</p>	<p>In December 2017 Housing and Neighborhood Services staff met with local real estate professionals to discuss possible impediments to issuing First-time homebuyer loans and possible solutions. The City continues to try to improve the success of the loan program. 0 HELP loans funded during 2018, 0 HELP loans funded during 2017, 0 HELP loans funded during 2016, 4 HELP loans funded during 2015, 2 HELP loans funded during 2014, 3 HELP loans funded during 2013. 9 total first-time homebuyer loans were funded during the period.</p>
<p>3.2 First-Time Homebuyer/Mortgage Credit Certificates - Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.</p>	<p>Additional homeownership opportunities for low-and moderate-income households (20 households).</p>	<p>Ongoing</p>	<p>Although MCCs remain available to Escondido residents, a local MCC administrator no longer exists and MCCs are not reported locally after 2014.</p>

<p>3.3 Rental Subsidy - Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.</p>	<p>Provide rental subsidy to 110 very low-income senior/disabled households in mobilehome parks and apartments. Support Rental Assistance to 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.</p>	<p>Ongoing</p>	<p>During 2018 1,022 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 13,924 are on the wait list in Escondido. At the end of 2018, 23 senior/disabled households in mobilehome parks and an additional 7 in apartment for a total of 30 (down from 32 in mobilehomes and 17 in apts for a total of 49 at the beginning of 2018), were receiving a monthly rental subsidy from the City of Escondido while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy Program was tightened in 2012 due to the loss of redevelopment funds and the number of monthly subsidies has slowly declined.</p>
<p>3.4 Mobilehome Park Conversion - Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership.</p>	<p>Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.</p>	<p>Ongoing</p>	<p>The City continues to provide technical assistance to mobilehome parks considering conversions to resident ownership. No recent conversions have been requested. The City continues to manage the remaining City-owned spaces in Escondido Views (4 lots) and Mountain Shadows (22 lots) mobilehome parks.</p>
<p>3.5 Mobilehome Rent Review - Rent review via the Rent Review Board of applications for increases in mobilehome parks.</p>	<p>Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2018, 11 short form rent review hearings and no long-form rent review hearings were held. Average monthly increases approved for short form applications ranged from \$9.12 to \$36.54.</p>
<p>3.6 Fair Housing - Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.</p>	<p>Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants.</p>	<p>Ongoing</p>	<p>In 2018 the City contracted with the Legal Aid Society of San Diego, Inc. to provide Fair Housing Services to Escondido residents, including counseling and mediation in landlord/tenant disputes. City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address regional issues. The City of Escondido has been working collaboratively with other jurisdictions in the San Diego County region to address Fair Housing reporting in compliance with HUD's current requirements.</p>

<p>4.1 Emergency Shelters - Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Consistency with state law. Provision of shelter for families/individuals with special needs.</p>	<p>0-3 years</p>	<p>The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council in October 2013. Staff re-evaluated the size and location of the Overlay in 2015, but left the language unchanged. The City is in compliance with State law. A year round shelter operated by Interfaith Community Services currently operates outside the Overlay area.</p>
<p>4.2 Transitional/Supportive housing - Amend the zoning code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.</p>	<p>Increased housing opportunities for special needs persons.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to define transitional and supportive housing as specified in State law, and to permit both where residential units are otherwise permitted, was completed in June 2017.</p>
<p>4.3 Senior Housing Ordinance - Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p>Increased housing opportunities for seniors.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 2017.</p>
<p>4.4 Monitoring of Growth Management Measure - Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.</p>	<p>Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The City's Housing Element shows that the City's RHNA can be accommodated. In 2018 it does not appear that the existence of Proposition "S" discouraged or prevented construction of market or affordable units. The City will continue to monitor RHNA progress annually to determine whether growth management policies impact the City's ability to accommodate its affordable housing need.</p>

<p>5.1 Affordable Housing Financing - Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p>Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including tax credits, grants and collaboration with non-profit providers.</p>
<p>5.2 Housing Information and Referral - Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.</p>	<p>More effective and targeted housing programs, especially for lower income households.</p>	<p>Ongoing</p>	<p>Housing program and project information is updated as needed and is distributed via a variety of avenues, such as the City website, brochures, mailers and referral cards, and at City Hall. Staff continues to seek additional ways to distribute information to the public. The City website was most recently updated at the beginning of 2018. This resulted in an easier to read and use source of housing, fair housing and other information for the public. Updates to the website are ongoing as needed. In 2016 the Housing Division and Neighborhood Division were merged into the Housing and Neighborhood Services Division under a Housing and Neighborhood Services Manager. This allows for more streamlined assistance to the public.</p>
<p>GOVERNMENT CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING AS IDENTIFIED IN HOUSING ELEMENT</p>			
<p>Land Use Controls</p>	<p>Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.</p>	<p>Ongoing</p>	<p>The Downtown Specific Plan was updated in 2013, including increasing residential densities up to 100 du/ac in the downtown core, which should lead to an increase in multi-family units. The South Escondido Bid and South Centre City Area Plans were revised and combined to form the S. Centre City Specific Plan, which was completed in 2018. Target areas in Escondido's core incorporate strategies to create a wide range of single- and multi-family residential development, supporting housing choice and opportunities in the City's infill areas.</p>
<p>Residential Development Standards</p>	<p>Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.</p>	<p>Ongoing</p>	<p>In 2017 the City's residential zones were consolidated in one place in the Zoning Code to streamline requirements and provide for more consistency. A new category was established (R-5-30), implementing a General Plan designation allowing higher density in transit corridors and shopping/employment areas. The City continues to evaluate residential development standards and policies that may directly impact provision of housing for all sectors of the community.</p>

<p>Provision for a Variety of Housing Opportunities</p>	<p>Encourage the development of a variety of housing types for all economic segments of the population.</p>	<p>Ongoing</p>	<p>Adequate sites are available for a variety of housing types for all economic segments of the population, including high density zones. The Zoning Code has provisions for ADUs, mobilehomes, multi-family dwellings, SROs and residential care facilities. In 2013 the City approved a zoning overlay where emergency shelters are permitted by right. Similar code amendments were completed in 2017 for transitional/supportive housing and senior housing. There are no other known policies or regulations that constrain development of housing for persons with disabilities.</p>
<p>Development Conditions and Fees</p>	<p>The City to periodically review fees to ensure they reflect current impacts and necessary impacts.</p>	<p>Ongoing</p>	<p>Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. The development fees will continue to be reviewed annually and modified as needed to accommodate housing while meeting cost recovery needs.</p>
<p>On- and Off-Site Improvements</p>	<p>requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development.</p>	<p>Ongoing</p>	<p>Requirements for on- and off-site improvements on residential projects are reviewed periodically for changes that can be made.</p>
<p>Building Codes and Enforcement</p>	<p>Evaluate use and enforcement of building codes</p>	<p>Ongoing</p>	<p>The 2016 California Building Codes and Green Building Standards Code have been adopted by the City. The City has no local ability to waive provisions of State Building Codes. However, there is an appeal process to challenge interpretations of the building code requirements.</p>

Permits and Processing Times	The City will periodically evaluate permit requirements and processing times to determine if they are a constraint to new housing.	Ongoing	The City continues to explore ways to streamline processing of applications and reduce fees for affordable and mixed-use housing. During the current HE cycle, the Design Review Board was consolidated into the Planning Commission/staff review in an effort to streamline pre-processing. In addition, the city complies with all streamlining efforts of housing applications required by the State.

Jurisdiction	Escondido	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	32
Above Moderate		13
Total Units 44		54

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

Entitlement Summary	
Total Housing Applications Submitted:	42
Number of Proposed Units in All Applications Received:	52
Total Housing Units Approved:	52
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2018

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

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

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

1	The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
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The Department of Finance approved a loan repayment. A loan repayment from the Successor Agency to the City in the amount of \$1,941,247 was made during calendar year 2018. The Successor Housing Agency received \$388,250 in July 2018 as a result of that loan repayment.

2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.
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SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2018

The SHA deposited \$1,173,890 into the Affordable Housing Fund during fiscal year 2017-18. This consisted of rents, promissory note and loan repayments, reimbursements and interest income.

Revenue Source	Amount
Escondido Views/Mountain Shadows Rents	\$164,327
Former CDC Promissory Note Repayments	\$721,698
Sale of Real Property	\$39,499
Interest Income	\$125,359
Other Revenues	<u>\$123,007</u>
	\$1,173,890

3	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.
----------	--

Low and Moderate Housing Funds (as of July 1, 2018)	\$42,900,263
Land Held for Resale	(\$2,052,117)
Loans Receivable	<u>(\$36,140,109)</u>
Available Funds	\$4,708,037

4	A description of expenditures from the fund by category, including, but not limited to, expenditures: (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).
----------	--

The SHA spent \$899,093 in FY 2017-18.

Administrative Expenses (including monitoring)	\$442,939
Homeless Prevention and Rapid Rehousing	\$12,220
Development of Housing	<u>\$433,934</u>
	\$899,093

SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2018

5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.
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Real Property

Individual mobile home lots at Mountain Shadows and Escondido Views
 And property located at 542 W 3rd Avenue & 201 N Pine Street (\$2,052,117)

Loans Receivable

Developer loans and homeowner loans (\$36,140,109)

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

7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project
----------	--

The Successor Housing Agency does not receive or hold property tax revenue pursuant to the ROPS.

8	For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.
----------	---

All real property was acquired prior to February 1, 2012. The Successor Housing Agency must initiate development activities on property acquired by the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset (February 15, 2018).

The Housing Successor Agency is unable to develop two properties owned by the located at 542 W 3rd Avenue & 201 N Pine Street as affordable housing. The City has been working with a developer to sell properties. Funds from the sale will be deposited into the Affordable Housing Fund for future development.

SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2018

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

10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).
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Not applicable until 2019.

11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.
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26% of the affordable units developed in the past 10 years (7/1/2008 – 6/30/2018) by the former redevelopment agency (Community Development Commission of the City of Escondido), housing successor agency, and the City of Escondido (predominantly using federal HOME funds) have been restricted to seniors (130 of 502 units).

Project Name	Afford. Housing Agreement Date	Number of Units	Age Restrictions
The Crossings	05/01/2010	55	None
Windsor Gardens	11/18/2010	130	62+
Avocado Court	03/07/2012	36	None
Crossings @ Escondido Manor	04/15/2015	44	None
Cypress Cove	08/06/2015	200	None
Solutions Escondido	12/17/2015	33	None
557-563 Aster Place	06/08/2017	4	None

SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2018

12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus and the housing successor's plan for eliminating the excess surplus.
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None.

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

SUCCESSOR HOUSING AGENCY HOMEOWNERSHIP INVENTORY

Fiscal Year	LOANS CLOSED PRIOR TO FEB 2012						LOANS CLOSED AFTER FEB 2012			LOANS CLOSED FY 2017/18				
	1121 FTHB LOANS (>80% AMI)						02/2012 through 06/2016			07/2017 through 06/2018				
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale		
1992-93	178,050	10	10	(178,050)										
1996-97														
1999-00	216,000	36	34	(204,000)	1	(6,000)								
2000-01	276,000	46	46	(276,000)										
2001-02	90,000	15	12	(72,000)	2	(12,000)								
2002-03	290,000	29	23	(230,000)	4	(40,000)								
2003-04	150,000	15	10	(100,000)	2	(20,000)	1	(10,000)						
2004-05	50,000	2					1	(25,000)						
2005-06	50,000	2					1	(25,000)						
2006-07	400,000	16			1	(25,000)		(25,000)	7	(175,000)	3	(50,000)		
2007-08	1,350,000	54	1	(25,000)	4	(100,000)	16	(400,000)	2	(50,000)	5	(125,000)		
2008-09	1,592,365	128	9	(104,600)	13	(145,750)	63	(727,225)	3	(41,250)	2	(30,000)		
2009-10	840,732	71			6	(71,875)	38	(454,779)		1	(7,857)	4	(42,250)	
2010-11	634,605	50			2	(31,740)	32	(392,345)			3	(35,695)		
2011-12	412,753	34			4	(44,750)	16	(196,108)			1	(12,500)		
Totals	6,530,505			(1,189,650)	(497,115)	(10,000)	0	(2,195,457)	(326,250)	(87,857)	(323,625)	0	0	
		508	145		39		1	0	165	15	6	19	0	0

118

1,900,551

	1106 FTHB LOANS (<80% AMI)						02/2012 through 06/2016			07/2017 through 06/2018			
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	
1996-97	51,310	20	19	(48,310)									
2008-09	375,000	15			2	(50,000)	2	(50,000)	3	(75,000)	1	(25,000)	
Totals	426,310			(48,310)	(50,000)	0	0	(50,000)	(75,000)	0	(25,000)	0	0
		35	19		2		2	3	0	0	1	0	0

8

178,000

	1131 ESC VIEWS/MTN SHADOW LOTS						02/2012 through 06/2016			07/2017 through 06/2018			
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	
2002-03	380,536	8	6	(284,315)									
2003-04	946,833	19	8	(391,039)			4	(194,085)					
2004-05	422,024	7	4	(238,003)									
Totals	1,749,393			(913,357)	0	0	0	(194,085)	0	0	0	0	0
		34	18		0	0	4	0	0	0	0	0	0

12

641,951

	1102 MTN SHADOWS MPROP LOANS						02/2012 through 06/2016			07/2017 through 06/2018		
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1991-1994	1,164,676	53	38	(856,606)	1	(11,100)	2	(23,137)	4	(88,185)		
Totals	1,164,676			(856,606)	0	(11,100)	(23,137)	(88,185)	0	0	0	0
		53	38		0	1	2	4	0	0	0	0

8

185,648

LOANS CLOSED PRIOR TO FEB 2012

LOANS CLOSED AFTER FEB 2012

LOANS CLOSED FY 2017/18

1101 ESCONDIDO VIEWS MPROP LOANS										02/2012 through 06/2016			07/2017 through 06/2018		
Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale		Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale			
1,335,678	69	43	(854,671)		5	(67,251)	1	(1,244)	8	(183,061)					
1,335,678	69	43	(854,671)	0	5	(67,251)	1	(1,244)	8	(183,061)	0	0			

1991-1994 12

12

229,451

1127 RANCHO ESCONDIDO MPROP LOANS										02/2012 through 06/2016			07/2017 through 06/2018		
Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale		Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale			
355,224	32	25	(276,614)		5	(51,973)	1	(4,302)	1	(22,335)					
355,224	32	25	(276,614)	0	5	(51,973)	1	(4,302)	1	(22,335)	0	0			

1987 0

0

1104/1103 REHAB LOANS (SINGLE FAMILY/MOBILEHOME)										02/2012 through 06/2016			07/2017 through 06/2018		
Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale		Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale			
404,806.64	43	29	(311,079)		7	(31,924)	1	(434)	1	(4,500)					
418,423.46	38	27	(320,415)		4	(18,593)	2	(7,437)		2	(25,400)				
268,848.68	25	16	(170,831)		3	(16,963)			1	(5,500)					
206,883.37	18	13	(124,808)		2	(11,761)			1	(24,754)	1	(15,247)			
181,124.44	14	9	(109,500)		2	(11,624)			1	(20,000)					
105,512.00	12	8	(81,466)		3	(17,536)									
200,315.27	17	9	(120,489)		4	(25,999)			1	(19,883)					
185,254.00	19	16	(165,044)		2	(12,835)			1	(6,500)					
343,104.00	27	21	(275,989)		1	(6,500)			3	(47,690)					
404,884.75	28	25	(379,174)				1	(4,500)	1	(14,711)					
651,318.82	37	32	(584,267)												
315,696.00	24	13	(190,001)		1	(8,000)			3	(48,230)	1	(7,050)			
350,881.00	18	14	(272,881)						1	(25,000)					
240,008.00	15	10	(175,852)				1	(5,495)	2	(32,451)					
108,439.72	6	4	(60,267)						1	(23,314)					
76,795.00	9	2	(10,922)						3	(23,570)					
710,667.00	34	6	(148,355)	1	(34,022)	1	(19,971)		5	(103,800)	4	(76,355)			
637,495.00	27	4	(101,365)		1	(20,000)			5	(158,818)					
519,613.00	23	rfd	(6,619)						5	(154,788)	1	(19,697)			
489,723.00	21	1	(38,055)						3	(73,978)	3	(57,247)			
247,671.00	13	rfd	(1,831)						3	(53,031)	4	(75,000)			
449,191.00	21	rfd	(12,981)	1	(20,000)				3	(60,209)	1	(20,000)			
186,000.00	10	rfd	(9,752)	1	(20,000)				3	(67,082)		1			
Totals	499	259	(3,671,941)	3	(74,022)	(201,706)	(17,866)	(962,309)	(286,249)	(75,821)	(126,449)	0	(14,990)		

123

2,271,302.92



**REPORT ON COMPLIANCE WITH APPLICABLE REQUIREMENTS
AND ON INTERNAL CONTROL OVER COMPLIANCE**

Independent Auditors' Report

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

We have audited the City of Escondido Housing Successor's (the "Housing Successor") compliance with the type of compliance requirements described in the California Health and Safety Code Section 34176.1 – *Excess/Surplus Calculation* applicable to California Housing Successor Agencies for the year ended June 30, 2018.

Management's Responsibility

Management is responsible for compliance with the California Health and Safety Code Section 34176.1 – *Excess/Surplus Calculation*, applicable to California Housing Successor Agencies.

Auditor's Responsibility

Our responsibility is to express an opinion on the Housing Successor's compliance with the California Health and Safety Code Section 34176.1 – *Excess/Surplus Calculation*, applicable to California Housing Successor Agencies. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred above that could have a direct and material effect on the Housing Successor occurred. An audit includes examining, on a test basis, evidence about the Housing Successor's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion

In our opinion, the Housing Successor complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its Housing Successor for the year ended June 30, 2018.

Report on Internal Control over Compliance

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

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

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance of California Health and Safety Code Section 34176.1 – *Excess/Surplus Calculation*, applicable to California Housing Successor Agencies, on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that a material noncompliance with a type of compliance requirement of California Health and Safety Code Section 34176.1 – *Excess/Surplus Calculation*, applicable to California Housing Successor Agencies will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

Report on Excess/Surplus Calculation

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Escondido as of and for the year ended June 30, 2018, and have issued our report thereon dated December 28, 2018, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying excess/surplus calculation is presented for purposes of additional analysis only and is not a required part of the financial statements. Such information is the responsibility of management and was derived from the financial statements. The excess/surplus calculation has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of California Health and Safety Code Section 34176.1 – *Excess/Surplus Calculation* applicable to California Housing Successor Agencies. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "The Pen Group, LLP". The signature is written in a cursive, flowing style.

San Diego, California
December 28, 2018

**City of Escondido Community Development Commission
Excess Surplus Calculation
For the Fiscal Year Ended June 30, 2018**

	Low and Moderate Housing Funds All Project Areas July 1, 2017	Low and Moderate Housing Funds All Project Areas July 1, 2018
Opening Fund Balance	\$ 42,726,338	\$ 42,900,263
Less Unavailable Amounts:		
Land held for resale	\$ (2,091,616)	\$ (2,052,117)
Loans Receivable	<u>(36,308,492)</u>	<u>(36,140,109)</u>
	<u>(38,400,108)</u>	<u>(38,192,226)</u>
Available Housing Successor Funds	\$ 4,326,230	\$ 4,708,037
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amount deposited for last four years:		
2017 - 2018		\$ 604,084
2016 - 2017	\$ 512,785	512,785
2015 - 2016	620,535	620,535
2014 - 2015	660,836	660,836
2013 - 2014	519,146	519,146
Total	<u>\$ 2,313,302</u>	<u>\$ 2,917,386</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>3,974,047</u>	<u>2,917,386</u>
Computed Excess/Surplus	<u>None</u>	<u>None</u>



CITY COUNCIL STAFF REPORT

Consent Item No. 8

March 20, 2019

File No.0600-10, A-3289

SUBJECT: Public Service Agreement with TimeClock Plus to Provide a Time and Attendance Tracking Software Solution for the City of Escondido

DEPARTMENT: Finance Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2019-36 authorizing the Mayor and City Clerk to execute a three (3) year Public Service Agreement with TimeClock Plus with three (3) additional one-year renewal option periods conditional upon budget appropriations.

FISCAL ANALYSIS:

Funding for Time and Attendance software is included in the Finance 2018/19 operating budget. The total annual cost for the first year is \$55,300; total cost of this contract over a 6-year period is \$243,278.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the City Council's Action Plan regarding Fiscal Management by identifying more efficient and cost effective ways to do business. The use of electronic timekeeping hardware and software reduces the inefficiency of manual timecard entry and helps to reduce the risk of data entry errors.

BACKGROUND:

The Payroll Division of the Finance Department is responsible for processing the payroll for approximately one thousand employees. Payroll is processed in house utilizing Oracle PeopleSoft HCM/Payroll for North America. Currently, the City uses three methods of tracking employee time and attendance data. The Fire Department utilizes Kronos software, and the Police Department utilizes InTime software for their respective time and attendance tracking and scheduling needs. The remaining City staff utilize either a paper or an electronic Excel form to record and track their time and attendance. The current system requires manual data input by administrative staff into the City's PeopleSoft Payroll for North America software for processing. This manual process is both time consuming and can be prone to data entry errors.

To meet the City's ongoing goal of efficiency, Staff researched and determined that software existed that would integrate with our current payroll system and could be utilized by all City staff. A Request for Proposal (RFP) for a Time and Attendance Software Solution was issued on August 14, 2018, and

three (3) vendors responded. A selection committee comprised of representatives from various departments including Fire, Police, Public Works, Finance, Human Resources, Information Systems and Utilities reviewed and evaluated the responses. The selection committee members also attended live demonstrations of each vendor's software solution. Questions specific to each department were addressed by the vendors during the demonstrations. Based upon the vendor's ability to meet the detailed criteria requirements, the live demonstrations and the cost proposed by the vendors, the selection committee determined that the Time and Attendance Software Solution proposed by TimeClock Plus would best meet the needs of the City overall.

The TimeClock Plus Time and Attendance Software Solution will meet the recording and tracking requirements for all City staff, as well as the critical scheduling component required by the Fire and Police Departments. The software will integrate with the City's current payroll system, allowing for the electronic data input by individual City staff to be transferred electronically into Oracle PeopleSoft HCM/Payroll for North America. This will greatly reduce the manual data input by administrative staff.

If approved by City Council, implementation of the software will begin this fiscal year with an expected "go live" date approximately four months after beginning the project.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Sheryl Bennett, Deputy City Manager/Administrative Services
3/13/2019 10:24 a.m.

ATTACHMENTS:

1. Resolution No. 2019-36
2. Resolution No. 2019-36 – Exhibit A: Public Service Agreement with TimeClock Plus including the Statement of Work, Appendix 1 Implementation Schedule, and Master SaaS Agreement.

RESOLUTION NO. 2019-36

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 PUBLIC SERVICES AGREEMENT
WITH TIMECLOCK PLUS FOR TIME AND
ATTENDANCE SOFTWARE AND
IMPLEMENTATION SERVICES

WHEREAS, on August 14, 2018, the City of Escondido (“City”) issued a Request for Proposal (“RFP”) for a Time and Attendance Software solution to improve efficiency; and

WHEREAS, three (3) proposals were received and evaluated by a committee of City staff from various departments; and

WHEREAS, live demonstrations were performed by all three (3) proposers and TimeClock Plus was selected as the solution most advantageous to the City; and

WHEREAS, City staff recommend the City Council approve the Public Services Agreement between the City of Escondido and TimeClock Plus for the period of three (3) years, with three (3) additional one-year renewal options conditional upon budget appropriations.

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

1. That the above recitations are true.
2. That the Mayor and City Clerk are authorized on behalf of the City, to execute the Public Services Agreement (“Agreement”) between the City of Escondido

and TimeClock Plus for the period of three (3) years, with three (3) additional one-year renewal options. A copy of the Agreement is attached as Exhibit "A" and is incorporated by this reference.



CITY OF ESCONDIDO
PUBLIC SERVICES AGREEMENT

This Agreement is made this 20th day of March, 2019.

Between: CITY OF ESCONDIDO
a Municipal Corporation
201 N. Broadway
Escondido, California 92025
Attn: Sheryl Bennett, Deputy City Manager
760-839-4589
("CITY")

And: Data Management, Inc. (DMI) / TimeClock Plus
1 Time Clock Dr.
San Angelo, TX 76904
Mr. Cody Martin
800-749-8463 x7589
("CONTRACTOR")

WHEREAS, the CITY and CONTRACTOR desire to enter into this Agreement for the performance of services;

NOW, THEREFORE, it is mutually agreed as follows:

1. Description of Services. CONTRACTOR will furnish all of the services described in "Attachment A," which is attached and incorporated by this reference. CONTRACTOR agrees to diligently perform such services to their completion, with professional quality and technical accuracy.
2. Compensation. The CITY will pay and CONTRACTOR will accept in full payment for the above work, the fees as set out in "Attachment A," not to exceed \$126,100.00. Any breach of this Agreement will relieve CITY from the obligation to pay CONTRACTOR, if CONTRACTOR has not corrected the breach after CITY provides notice and a reasonable time to correct it. If this Agreement is amended at any time, additional compensation of CONTRACTOR contained in subsequent amendment(s) shall not exceed a cumulative total of ten percent (10%) of the maximum payment provided for in this Section 2.
3. Term and Time of Performance. CONTRACTOR must start working within one (1) week from City's notice to begin. CONTRACTOR must diligently perform and complete the work by the dates specified in the Implementation Plan as agreed to by the Parties. Extension of terms or time of performance may be made only upon the City's written consent.
4. Scope of Compensation. CONTRACTOR will be responsible for performance of the tasks specified in the Description of Services in "Attachment A." No compensation will be provided for any other tasks without specific prior written consent from the CITY.

5. Performance. CONTRACTOR must faithfully perform in a proficient manner, to the satisfaction of the CITY, all the work or services described in the Description of Services, above.
6. City Property. All original documents, drawings, electronic media, and other material prepared by CONTRACTOR under this Agreement immediately becomes the exclusive property of the CITY, and may not be used by CONTRACTOR for any other purpose without prior written consent of the CITY.
7. Insurance Requirements.
 - a. The CONTRACTOR 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 7(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
 - b. It is the parties' understanding that the use of a motor vehicle is not a primary subject of this Agreement. CONTRACTOR acknowledges that operating a motor vehicle is outside the scope of this Agreement and occurs only at the convenience of CONTRACTOR. A waiver of automobile liability insurance is only effective if both sets of initials appear below, otherwise such insurance is required.

Acknowledged by CONTRACTOR _____

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 endorsement must be ISO Form CG2010 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 CONTRACTOR'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, CONTRACTOR 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.
8. Indemnification. CONTRACTOR (which in this paragraph 8 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 CONTRACTOR in the performance of this Agreement;
 - b. Any personal injuries, property damage or death that CONTRACTOR 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 CONTRACTOR.

Stormwater Indemnification. CONTRACTOR shall further indemnify, defend, and hold harmless CITY and its officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceeds, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. R9-2013-0001), as amended or renewed, of the California Regional Water Quality Control Board Region 9, San Diego, which CITY might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction of the Project or the Improvements.

9. Anti-Assignment Clause. Since the CITY has relied on the particular skills of CONTRACTOR in entering this Agreement, CONTRACTOR may not assign, delegate, or sublet any duty or right under this Agreement, or any portion of the Description of Services. Any such purported assignment, delegation, or subletting will void this entire Agreement, unless the CITY has previously approved such action in writing. Unless CONTRACTOR assigns this entire Agreement, including all rights and duties herein, to a third party with the CITY'S written consent, CONTRACTOR shall be the sole payee under this Agreement. Any and all payments made pursuant to the terms of this Agreement are otherwise not assignable.
10. 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.
11. Independent Contractor. CONTRACTOR is an independent contractor and no agency or employment relationship is created by the execution of this Agreement.
12. 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.
13. 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 because any other provision has been waived by CITY, in whole or in part.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. Business License. The CONTRACTOR is required to obtain a City of Escondido Business License prior to execution of this Agreement.
20. Compliance with Applicable Laws, Permits and Licenses. CONTRACTOR 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. This shall include, but not limited to, all California Labor Code laws regarding payment of prevailing wages and all OSHA regulations. CONTRACTOR shall obtain any and all licenses, permits, and authorizations necessary to perform the 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 CONTRACTOR to comply with this section.
21. Prevailing Wages. If applicable, pursuant to Section 1770 et seq. of the Labor Code, CONTRACTOR agrees that a prevailing rate and scale of wages, in accordance with applicable State and Federal Law, will be paid in the carrying out of this Agreement. CONTRACTOR shall keep itself informed of and comply with all applicable federal, state, and local laws, statutes, codes, ordinances, regulations, and rules pertaining to the payment of prevailing wages. The prevailing rate and scale to be paid shall be the same as the 'General Prevailing Wage Rates' approved by the Department of Industrial Relations as of the date of the execution of this Agreement. Said rates and scales are herein referred to and adopted in this Agreement as though fully and completely set forth herein, and said scale as adopted by the Department is made a part of this Agreement by reference. Copies of the prevailing rate of per diem wages are available on the Intranet at (<http://www.dir.ca.gov/DLSR>). 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 CONTRACTOR to comply with this section.
22. Immigration Reform and Control Act of 1986. CONTRACTOR shall keep itself informed of and comply with the Immigration Reform and Control Act of 1986. CONTRACTOR affirms that as a licensed Contractor and 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.

CONTRACTOR 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: _____

Zack Beck
City Clerk

Date: _____

[CONTRACTOR COMPANY NAME]

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"

STATEMENT OF WORK (SOW)

This Statement of Work (SOW) is entered into as of 03/20/2019, by and between the City of Escondido (City) and Data Management Inc (DMI)/TimeClock Plus. This SOW is entered into pursuant to, and shall be subject to, the terms and conditions of the Public Service Agreement (PSA) dated as of 03/20/2019 between the City and DMI.

Project Background

The City seeks to implement a time and attendance software solution including complex scheduling and timecard entry. The solution shall provide a fully functional time and attendance tracking software system, materials, installation, maintenance, and training services.

This time and attendance software shall integrate with our current payroll system, Oracle PeopleSoft HCM/Payroll for North America, version 9.2.

The Project Scope

DMI, in conjunction with TimeClock Plus Services (TCP), is licensing to City DMI/TimeClock Plus time and attendance Software and other related Products (the "System") pursuant to the OnDemand Service Agreement and PSA dated 03/20/2019 between DMI/TimeClock Plus and City ("Agreement").

DMI/TimeClock Plus will implement the System in order to provide Client with automated collection, management and disbursement of employee hours and for interfacing with designated third-party payroll packages, as more fully described in the Implementation Plan,. The Implementation Plan will be finalized by mutual agreement by the parties following the Kick-Off Call. It is critical for Client that the System provide this functionality as quickly as possible, and in all events that certain functions be installed, up and running, and fully useable by the Client, on or before (Date TBD at Kick-Off Meeting), and that the balance of those functions be installed, up and running, and fully useable by the Client, on or before (Date TBD at Kick-Off Meeting). However, the Implementation Plan and "go live" dates may be modified by the mutual agreement of both parties. The implementation dates set forth will be mutually agreed upon by both parties within 10 business days of the initial project Kick-Off Call. Reference attached Appendix I Implementation Schedule.

DMI/TimeClock Plus warrants that it has on hand: All materials and products, and available manpower, it needs to perform the TCP Services, and to license the System, on the designated timelines in this SOW.

Deliverables

DMI/TimeClock Plus warrants to Client that it will complete the TCP Services described below on or before the specified "go live" dates, and that on or before those "go live" dates the TimeClock Plus modules referred to in each of the enumerated paragraphs below will be fully functional.

DMI/TimeClock Plus, beginning (Date TBD at Kick-Off Meeting), will allot 100 Dedicated Support Service Hours to complete the TCP Services described in this SOW.

1. DMI/TimeClock Plus Professional Services will install and configure the TimeClock Plus v7 on a SaaS server for the "go live" date.
2. DMI/TimeClock Plus Professional Services will assist Client personnel to import Client information into the TimeClock Plus system for the "go live" date.

3. DMI/TimeClock Plus Professional Services will remotely configure, with assistance from the Client’s Payroll and Information Systems personnel, the TimeClock Plus Peoplesoft Payroll Module for the “go live” date.
4. DMI/TimeClock Plus Professional Services will remotely install and configure, with assistance from the Client, TimeClock Plus modules for the “go live” date.
5. DMI/TimeClock Plus Professional Services will allot 10 of the 100 Dedicated Support Service hours to remotely or locally train Client employees and managers. Client may document these training sessions for use in subsequent training sessions for its employees and managers.
6. Client is responsible for the following:
 - a. Grant or deny remote access to remote computer systems, network, applications;
 - b. Identify and make available a System Administrator and project resources
 - c. Reasonably assist DMI/TimeClock Plus to meet milestone dates in the Implementation Plan.

Period of Performance

DMI/TimeClock Plus warrants to Client that the System will perform and meet the Client’s time/attendance system assessment criteria, on or before (Date TBD at Kick-Off Meeting), except where it is expressly indicated that the System will perform and meet a specific criterion on or before (Date TBD at Kick-Off Meeting). However, the Implementation Plan and “go live” dates may be modified by the mutual agreement of both parties.

Contract Term

The term of this SOW shall be for three (3) years beginning on the start date of this SOW, with three (3) additional one-year renewal options. City’s funding of this Agreement shall be on a fiscal year basis and is subject to annual appropriations.

Fees

The City’s payment terms are Net 30 days from date of invoice. No pre-payment or partial up front down payment will be made for any services. DMI/TimeClock Plus will be paid monthly for work performed satisfactorily under this contract. The City will pay DMI/TimeClock Plus the Annual Employee License/Hosting Fee within 30 days of receipt of an invoice. DMI/TimeClock Plus will submit invoices in accordance with this Agreement for the amounts set forth below. The City will not pay software maintenance or support fees until the functions and features are demonstrated as operational in production.

1. Initial Set-Up (“Initial Set-Up Fee”)\$ N/C
 - TimeClock Plus v7 Enterprise Edition (On-Demand)
 - Advanced Scheduler
 - Auto Import
 - Job Costing

— Shift Differential

- 2. Annual Employee License (“Annual Employee Licensing/Hosting Fee”).....\$35,400
 - v7 Enterprise Employee Licenses (1000 Licenses)
 - Advanced Scheduler (350 Licenses)

- 3. Dedicated Support (“Dedicated Support Service Hours”)\$19,900
 - Estimated 100 hours will be needed

- 4. Estimated Annual Hardware and Software Maintenance Costs/Year Two..... \$35,400
 - Estimated Annual Hardware and Software Maintenance Costs/Year Three.....\$35,400
 - Estimated Annual Hardware and Software Maintenance Costs/Year Four.....\$37,170
 - Estimated Annual Hardware and Software Maintenance Costs/Year Five.....\$39,029
 - Estimated Annual Hardware and Software Maintenance Costs/Year Six.....\$40,980

Appendix 1 - Schedule

Task	Typical Duration to Complete*	Place of Performance	Requested Begin Date
Kick Off	Week 1	Remote	
Discovery & Requirements Gathering	Week 2 – 3	Customer Site	
Project Plan and Communication Plan Creation and Sign off	Week 3	Remote	
Core Configurations	Week 4 – 8	Remote	
Module Configurations	Week 4 – 8	Remote	
Advanced Configurations	Week 4 – 8	Remote	
Payroll Verification	Week 8 – 10	Remote	
Training	Week 8 – 10	Customer Site	
Pilot Group	Week 10 - 12	Remote	
Issues/Outstanding Items	Week 10 – 12	Customer Site & Remote	
Full Go Live	Week 13	Customer Site	
Issues/Outstanding Items Wrap Up	Week 13 – 16	Remote	
Project Close	Week 17	Remote	

TimeClock Plus OnDemand Master SaaS Agreement

THIS AGREEMENT is entered into as of _____ ("Effective Date"), by and between **Data Management, Inc.**, a Texas corporation with its principal office located at 1 Time Clock Drive, San Angelo, TX 76904 ("DMI"), and _____, with its principal office located at _____ ("Client").

WHEREAS, DMI and Client desire to enter into this Agreement for the provision of hosted services by DMI to Client, as provided herein.

NOW, THEREFORE, in reliance on the mutual covenants and promises, representations and agreements set forth herein, the parties agree as follows:

1. Definitions.

1.1 "Affiliate" means with respect to Client, any parent or subsidiary corporation, and any corporation or other business entity controlling, controlled by or under common control with Client.

1.2 "DMI Technology" means the computer hardware, software and other tangible equipment and intangible computer code contained therein used by DMI in the provision of the TCP Services.

1.3 "TCP Services" means the hosted TimeClock Plus software application hosted by DMI in accordance with DMI's then-current hosting environment and including the ancillary services described in this Agreement.

1.4 "Client Equipment" means the computer hardware, software and other tangible equipment and intangible computer code employed by Client in its use of the TCP Services.

1.5 "Client Data" means Client's information or other data processed, stored or transmitted by, in or through the TCP Services.

1.6 "Designated Users" means the number of identifiable unique persons who are authorized by Client at any one time to use the TCP Services as set forth in the Order Form.

1.7 "Use Fees" means the fees set forth on the applicable Order Form or Invoice.

1.8 "Internet Data Center(s)" means any of the facilities used by DMI to provide the TCP Services.

1.9 "Maintenance And Support Services" means the services and related terms and conditions as provided in the Maintenance And Support Terms attached as Exhibit A.

1.10 "Order Form" means a written document mutually agreed upon and executed by the parties for ordering products and/or services, and which expressly incorporates the terms of this Agreement.

1.11 "Term" means the meaning set forth in Section 14.

1.12 "Unsecured Client Data" means Client Data that has not been rendered unusable, unreadable, or indecipherable to unauthorized persons through the use of at least 128 bit encryption technology.

1.13 "Employee" means Customer's individual employee, worker, consultant, substitute or contractor.

1.14 "Active Employee" means a Customer Employee that has not been marked as either terminated or suspended within the TimeClock Plus OnDemand system for whom Customer is required to pay a fee under this Agreement.

1.15 "Monthly Employee Fee" means DMI's then current fee for each of Client's Employees to access and use the Services, measured over the course of each calendar month, no matter the term of this Agreement.

1.16 "Personal Data" means any information that can be used to identify, locate or contact an Employee or User.

1.17 "Subprocessor" mean any third party processor engaged by DMI for the purposes of processing Personal Data.

1.18 "Hardware Support and Maintenance Agreement" means any agreement that extends services to current TimeClock Plus terminals, clocks, and biometric devices, and maintenance releases for related products purchased or licensed by the Customer from DMI or a registered reseller.

1.19 "Supported Hardware" means any hardware purchased from DMI that is coverable under a DMI Support and Maintenance Agreement.

2. Provision of Services. Subject to the other terms and conditions of this Agreement and DMI's Global Data Privacy Policy, DMI grants to Client and its Affiliates only for their Designated Users a nonexclusive right and subscription license and to access and use the TCP Services during the Term only for internal business purposes of processing, storing and maintaining Client Data. DMI shall provide Customer and its authorized Employees and Users the TCP Services during the Term in accordance with the terms and conditions of this Agreement.

2.1 Client's Responsibilities. Client agrees to act as the Data Controller, and appoint DMI as Data Processor, of information entered by its authorized Employees and Users. Client agrees to impose similar data protection-related terms that will not be less protective than those imposed on DMI by this Agreement and the Global Data Privacy Policy.

2.2 Subprocessors. DMI has appointed third party data Subprocessors for the purposes of providing hosting and security services. These Subprocessors may process Personal Data in accordance with the terms of this agreement and the Global Data Privacy Policy. The Subprocessor agreements impose similar data protection-related processing terms on the third party Subprocessor that are not less protective than those imposed on DMI in this Agreement and the DMI Privacy Code for Client Data Processing Services. DMI has publish an overview of the categories of Subprocessors involved in the performance of the relevant Services, which may be updated from time-to-time.

3. Security. As part of the TCP Services, DMI shall implement and maintain security procedures consistent with industry best standards to protect Client Data from unauthorized access, including without limitation (i) 128-bit encryption of data at rest within DMI's servers, movable computing devices, and data communications, (ii) firewalls, (iii) virus detection and anti-virus software, (iv) authentication techniques, such as user names and passwords, or authorization formats, which limit access to particular users; and (v) additional security controls consistent with SOC 2 Type II reporting standards (the "Security Standard"). In addition, DMI shall not host or archive Client Data outside the United States. Client agrees that DMI shall not, under any

circumstances, be held responsible or liable for situations where the security, stability, or availability of the TCP Services is compromised by Client or a Designated User.

4. Breaches of Security. DMI shall implement and maintain security procedures consistent with Industry best security practices and applicable data protection laws to protect Client Data from unauthorized access by physical and electronic intrusion.; provided, however, unless resulting from the failure of DMI to perform the forgoing obligations, the parties agree that DMI shall not, under any circumstances, be held responsible or liable for situations (i) where data or transmissions are accessed by third parties through illegal or illicit means, or (ii) where the data or transmissions are accessed through the exploitation of security gaps, weaknesses, or flaws unknown to either party at the time. DMI will promptly report to Client any unauthorized access to Client Data upon discovery and in accordance with applicable data breach notification laws. DMI will use diligent efforts to promptly remedy any breach of security that permitted such unauthorized access. In the event notification to persons included in such Client Data is required, DMI and DMI's third party breach notification contractor will control all breach notifications.

5. Lost Data; Recovery. DMI shall backup Client Data on a daily basis, and maintain one week of daily recovery points, one month of weekly recovery points, one year of monthly recovery points, and five years of yearly recovery points. The parties agree, however, that DMI shall not be responsible for (i) the accuracy and adequacy of any Client Data or (ii) for maintaining procedures other than the TCP Services for reconstruction of lost data.

6. Relocation of DMI Supplied Equipment. In the event that DMI deems it necessary to relocate the DMI Technology to another Internet Data Center operated by or for DMI, Client will cooperate in good faith with DMI to facilitate such relocation. The terms of the Global Data Privacy Policy and this Agreement govern the transfer of Personal Data to a third party Subprocessor and DMI shall be solely responsible for any costs and expenses incurred by DMI in connection with any such relocation and will use commercially reasonable efforts, in cooperation with Client, to minimize and avoid any interruption to the TCP Services.

7. Restriction on Use. Client covenants and agrees that its use of the TCP Services will be in a manner consistent with this Agreement and with all applicable laws and regulations, including trade secret, copyright, trademark, data protection, and export control laws. Without limiting the generality of the foregoing, Client shall not, nor shall it permit or assist others, to:

- 7.1 abuse or fraudulently use the TCP Services;
- 7.2 obtain or attempt to obtain TCP Services by any fraudulent means or device with intent to avoid paying the Use Fees;
- 7.3 allow access to the TCP Services other than by the Designated Users;
- 7.4 permit any third party that is not an Affiliate to use or access the TCP Services;
- 7.5 process or permit to be processed the data of any third party that is not an Affiliate;
- 7.6 fail to implement data protection policies in accordance with applicable data protection laws;
- 7.7 attempt to copy, reverse-engineer, decompile, disassemble, create a derivative work from, or otherwise attempt to derive the source codes of any part of the DMI Technology; or
- 7.8 access, alter, or destroy any information of another customer of DMI by any fraudulent means or device, or attempt to do so.

8. Cooperation With Authorities. If either party is requested to disclose all or any part of any Confidential Information (defined in Section 19) under a subpoena or inquiry issued by a court of competent jurisdiction or by a judicial or administrative agency or legislative body or committee, the receiving party shall (i) immediately notify the disclosing party of the existence, terms and circumstances surrounding such request; (ii) consult with the disclosing party on the advisability of taking legally available steps to resist or narrow such request and cooperate with the disclosing party on any such steps it considers advisable; and (iii) if disclosure of the Confidential Information is required or deemed advisable, exercise its best efforts to obtain an order, stipulation or other reasonably acceptable assurance that the Confidential Information or part thereof required to be disclosed shall retain its confidentiality and remain otherwise subject to this Agreement.

9. Data Protection. DMI has adopted the provisions contained in the Global Data Privacy Policy for the processing of Client Employee Personal Data in accordance with GDPR and other applicable data protection laws.

9.1 Instructions. DMI will process certain categories and types of Personal Data only upon Client's instructions and in accordance with applicable data protection laws (e.g. GDPR). Client is responsible for ensuring that all Users who provide instructions are authorized to do so and agrees that DMI will only perform processing activities that are necessary and relevant to provide the Services.

9.2 Requests. Client will have sole responsibility for the accuracy, quality, and legality of Personal Data and the means by which it was obtained. Client agrees to adopt a balanced and reasonable policy for managing Subject Access Requests (SARs) and 3rd party disclosures which safeguard the rights of all data subjects and respects the original purpose of the data collection. Client, as Data Controller, will be responsible for receiving, investigating, documenting, and responding to all User and Employee requests for inspection or erasure of Personal Data.

9.3 Assistance. Should Client receive a request from a data subject for the exercise of the data subject's rights under applicable data protection laws, and the correct and legitimate reply to such a request necessitates DMI's assistance, DMI shall assist the Client by providing the necessary information and documentation. DMI shall be given reasonable time to assist the Client with such requests in accordance with the applicable law.

9.4 Confidentiality. DMI shall treat all Personal Data as strictly confidential information that may not be copied, transferred, or otherwise processed without the instruction of the Client. Transfer of Personal Data to another data controller or data processor (e.g. HRIS or Payroll application) is at the sole discretion of the Client and shall comply with applicable data protection laws.

9.5 Indemnity. Client acknowledges that DMI may not know the applicable data protection rights of any given employee and agrees to indemnify and hold harmless DMI from any and all direct claims, damages and demands, including reasonable attorney's fees, arising out of Client's violation of applicable data protection laws. Nothing in this Agreement relieves DMI of its own direct responsibilities and liabilities under the applicable data protection laws.

10. Supplemental Services; Master Agreement.

10.1 DMI may provide to Client supplemental services in accordance with a Purchase Order or a separate services agreement.

10.2 Client may elect to purchase additional products and services via Purchase Order from time to time. The parties agree that this Agreement is a master agreement such that additional transactions will be governed by the terms and conditions hereof. Pricing for additional transactions shall be in accordance with DMI's then-current pricing schedule. Client agrees that, absent DMI's

express written acceptance thereof indicated by execution by an officer of DMI, the terms and conditions contained in any purchase order or other document issued by Client to DMI for the purchase of additional services, shall not be binding on DMI to the extent that such terms and conditions are additional to or inconsistent with those contained in this Agreement.

11. Use Fees.

11.1 In consideration for the performance of the TCP Services, Client shall pay DMI the Use Fees. During the Term, Client will be billed in advance an amount equal to the annual charges as indicated in the applicable Invoice or Purchase Order. All other charges for TCP Services received and expenses incurred during a month (e.g., travel expenses) will be billed at the end of the month in which the TCP Services were provided. Payment by Client for all fees is due upon receipt of each DMI invoice, and in no event shall payment be received by DMI later than thirty (30) days after the invoice date. All payments will be made to DMI at its offices in San Angelo, Texas, in U.S. dollars.

11.2 Clause Reserved

11.3 TCP Services charges will be equal to the number of total Employees multiplied by the Monthly Employee Fee. Client is responsible for Monthly Employee Fees for the total number of Active Employees who are made active during any calendar month. Client may add additional Employees as desired each month, by paying the Monthly Employee Fees on the next billing cycle.

11.4 Employees added at any time during a calendar month will be charged in full for that billing period. Because you are billed in advance for Services, if Client increases their Active Employee count during a calendar month, Client's next statement and charges will reflect the increased employee count with overage charges incurred from the previous month and prorated over the number of months remaining in the term.

12. Taxes. Client shall, in addition to the other amounts payable under this Agreement, pay all sales, use, value added or other taxes, whether federal, state or local, however named, arising out of the transactions contemplated by this Agreement, except that Client shall not be liable for taxes based on DMI's aggregate income.

13. Non-Payment. If Client is delinquent in its payments, DMI may, upon written notice to Client, (i) modify the payment terms to require full payment before providing any TCP Services; (ii) may require other assurances by Client to secure Client's payment obligations hereunder; or (iii) suspend the provision of TCP Services until the earlier of (a) Client's payment of all such amounts and interest thereon or (b) this Agreement is terminated pursuant to Section 15.

14. Term; Guaranteed Payment. This Agreement commences on the Effective Date and, unless terminated earlier in accordance with Section 15, will remain in effect for the initial term of 3 years ("Initial Term"), and upon satisfactory performance by DMI may be renewed for three (3) subsequent one (1) year terms thereafter.

Term Start Date: _____

15. Termination for Cause. A party may terminate this Agreement for cause if (i) the other party breaches any material term or condition of this Agreement and fails to cure such breach within thirty (30) days after receipt of written notice of the same, (ii) the other party becomes the subject of a voluntary petition in bankruptcy or any voluntary proceeding relating to insolvency, receivership, liquidation or composition for the benefit of creditors; or (iii) the other party becomes the subject of an involuntary petition in bankruptcy or any involuntary proceeding relating to

insolvency, receivership, liquidation or composition for the benefit of creditors, and such petition or proceeding is not dismissed within sixty (60) days of filing. Client may also terminate this Agreement as provided in Exhibit B, Section 10. Notwithstanding the foregoing, if a material breach by Client, by its nature, cannot be cured, DMI may terminate this Agreement immediately.

16. Effect of Termination. Without prejudice to any right or remedy of a party with respect to the other party's breach hereunder, upon the effective date of any termination of this Agreement:

16.1 DMI's obligation to provide the TCP Services shall immediately terminate;

16.2 any and all payment obligations of Client under this Agreement for TCP Services provided through the date of termination will immediately become due;

16.3 promptly after such termination, DMI shall provide Client Data to Client in a SQL database file format; provided, however that the fees for the creation and delivery of the Client Data database shall be capped at 1/12th of the annual Use Fees per month; and

16.4 within thirty (30) days of such termination, each party will return all additional Confidential Information of the other party in its possession and will not make or retain any copies of such Confidential Information except as required to comply with any applicable legal or accounting record keeping requirement.

17. Transition Services. Except for termination by DMI for voluntary petition in bankruptcy or any voluntary proceeding relating to insolvency, receivership, liquidation or composition for the benefit of creditors, upon receipt by DMI of Client's final payment for TCP Services, for a period of time not to exceed six (6) months following DMI's receipt of such final payment (the "Termination Assistance Period"), DMI will provide the TCP Services and any and all assistance reasonably requested by Client to allow the TCP Services to continue without interruption or adverse effect. In accordance with the Personal Data transfer provision contained in the Global Data Privacy Policy and this Agreement DMI shall provide Client Data to Client in a SQL database file format; provided, however that the fees for the creation and delivery of the Client Data database shall be capped at 1/12th of the annual Use Fees per month. During the Termination Assistance Period, Client shall continue to pay DMI fees equivalent to the then-current Use Fees, such fees to be pro-rated and payable on a monthly basis.

18. Indemnity. The Client shall have no liability to DMI or any other person for, and DMI shall indemnify, defend, protect and hold harmless the Client from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively "Claims"), which the Client may suffer or incur or to which the Client may become subject by reason of or arising out of this Agreement or DMI's obligations under the Agreement. If any action or proceeding is brought against the Client by reason of any of the matters against which DMI has agreed to indemnify the Client as provided above, DMI, upon notice from the Client, shall defend the Client at DMI's expense by counsel acceptable to Client, such acceptance not to be unreasonably withheld. The Client need not have first paid for any of the matters to which the Client is entitled to indemnification in order to be so indemnified. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

19. Confidential Information.

19.1 Each party (the "Receiving party") acknowledges that it will have access to certain confidential information of the other party (the "Disclosing party") concerning the Disclosing party's business, plans, customers, software, technology and products, other information held in confidence by the Disclosing party, and Personal Data. In addition, a Disclosing party's confidential information will include (i) all information in tangible or intangible form that is marked or designated as confidential or that, under the circumstances of its disclosure, should be

considered confidential, and (ii) the DMI Technology and related algorithms, logic, design, and coding methodology, Client Data, and the terms and conditions of this Agreement, but not its existence (all of the foregoing being referred to as "Confidential Information").

19.2 The Receiving party agrees that it will not use in any way, for its own account or the account of any third party, except as expressly permitted by, or required to achieve the purposes of, this Agreement, nor disclose to any third party (except as required by law or to that party's attorneys, accountants and other advisors as reasonably necessary), any of the Disclosing party's Confidential Information and will take reasonable precautions to protect the confidentiality of such information in at least the same manner as is necessary to protect its own Confidential Information and in accordance with applicable data protection laws.

19.3 Each party represents and warrants that it has implemented a comprehensive written information security program that includes appropriate administrative, technical and physical safeguards to: (i) ensure the safety and confidentiality of Personal Data; (ii) protect against unauthorized access to and use of Personal Data; (iii) protect against anticipated threats or hazards to the security or integrity of Personal Data, and (iv) comply with all applicable data protection laws. To the extent that the Receiving party is permitted to retransmit any Confidential Information it receives from the Disclosing party, the mode of retransmission must be at least as secure as the mode by which the Disclosing party transmitted the Confidential Information to the Receiving party. If determined that the provision of this Section 19.3 are in conflict with DMI's Global Data Privacy Policy, which may be amended from time-to-time to comply with then applicable data protection law, DMI's Global Data Privacy Policy shall control.

19.4 Information will not be deemed Confidential Information hereunder if such information: (i) is known to the Receiving party prior to receipt from the Disclosing party, whether directly or indirectly, from a source other than one having an obligation of confidentiality to the Disclosing party; (ii) becomes known (independently of disclosure by the Disclosing party) to the Receiving party, whether directly or indirectly, from a source other than one having an obligation of confidentiality to the Disclosing party; (iii) becomes publicly known or otherwise ceases to be secret or confidential, except through a breach of this Agreement by the Receiving party; or (iv) is independently developed by the Receiving party.

19.5 The provisions of this Section 19 are subject to the limitation on DMI's liability set forth in Section 4, but only to the extent that a breach of this Section 19 results from an unauthorized third party using illicit means to access the Services or the DMI Technology. A breach of this Section 19 that results from access to the Services or the DMI Technology by current or former personnel of DMI or any of its subcontractors or providers, shall not be subject to the limitation on DMI's liability set forth in Section 4.

20. Injunctive Relief. The parties hereby agree that any breach of any provision hereof regarding confidentiality or protection of intellectual property rights would constitute irreparable harm, and that the aggrieved party shall be entitled to seek specific performance and/or injunctive relief in addition to other remedies at law or in equity.

21. Intellectual Property Ownership. This Agreement does not transfer from DMI to Client any ownership interest in the DMI Technology. The intellectual property rights embodied in the DMI Technology shall remain in and be the sole and exclusive property of DMI and its licensors. This Agreement does not transfer from Client to DMI any ownership interest in Client Data.

22. Client Representations and Warranties.

22.1 Client represents and warrants that the performance of its obligations and use of the TCP Services (by Client and its Designated Users) will not violate any applicable laws, including domestic and international data protection laws, cause a breach of any agreements with any third parties, or unreasonably interfere with the use by other DMI customers of DMI services.

22.2 Client represents and warrants that its Affiliates' use of the TCP Services, if any, shall not relieve Client of any liability under this Agreement, and Client shall be responsible and liable for the acts and omissions of its Affiliates hereunder as if performed or omitted by Client.

22.3 Client acknowledges that DMI, as Data Processor, exercises no control whatsoever over the content of the information passing through the TCP Services and that it is the sole responsibility of Client to ensure that the information it and its Users transmit and receive thereby complies with all applicable laws and regulations, whether now in existence or hereafter enacted and in force.

23. DMI Representations and Warranties. DMI represents and warrants that (i) it has the legal right to enter into this Agreement and perform its obligations hereunder, and (ii) the performance of its obligations and delivery of the TCP Services to Client will not violate any applicable laws or regulations of the United States or cause a breach of any agreements between DMI and any third parties

24. Limited Warranty. DMI represents and warrants that the TCP Services will be free of errors and defects that materially affect the performance of the TCP Services ("Limited Warranty"). Client's sole and exclusive remedy for breach of the Limited Warranty shall be the prompt correction or replacement of non-conforming TCP Services at DMI's expense. If there is a service issue, prompt may mean within 24 hours. If there is a bug in the software, prompt may mean 2-3 days. Software development requires development, testing, certification, and promotion.

25. Service Level Agreement. The TCP Services Level Agreement set forth in Exhibit B states Client's sole and exclusive remedy for any performance failure of the TCP Services in terms of levels of service.

26. Warranty Disclaimer. EXCEPT FOR THE EXPRESS LIMITED WARRANTY SET FORTH IN SECTION 24 (LIMITED WARRANTY), THE TCP SERVICES ARE PROVIDED BY DMI ON AN "AS IS" BASIS, AND CLIENT'S USE OF THE TCP SERVICES IS AT CLIENT'S OWN RISK. DMI AND ITS SUPPLIERS DO NOT MAKE, AND HEREBY DISCLAIM, ANY AND ALL OTHER EXPRESS AND/OR IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AGAINST HIDDEN DEFECTS, NONINFRINGEMENT, AND TITLE, AND ANY WARRANTIES ARISING FROM A COURSE OF DEALING, USAGE OR TRADE PRACTICE. DMI DOES NOT WARRANT THAT THE TCP SERVICES WILL BE UNINTERRUPTED, ERROR-FREE, OR SECURE. NOTHING STATED OR IMPLIED BY DMI WHETHER THROUGH THE TCP SERVICES OR OTHERWISE SHOULD BE CONSIDERED LEGAL COUNSEL. DMI HAS NO RESPONSIBILITY TO NOTIFY CLIENT OF ANY CHANGES IN THE LAW THAT MAY AFFECT USE OF THE TCP SERVICES. ANY ORAL STATEMENT OR IMPLICATION BY ANY PERSON CONTRADICTING THE FOREGOING IS UNAUTHORIZED AND SHALL NOT BE BINDING ON DMI. CLIENT ACKNOWLEDGES THAT IN ENTERING INTO THIS AGREEMENT, CLIENT HAS RELIED UPON CLIENT'S OWN EXPERIENCE, SKILL AND JUDGMENT TO EVALUATE THE TCP SERVICES AND THAT CLIENT HAS SATISFIED ITSELF AS TO THE SUITABILITY OF SUCH SERVICES TO MEET CLIENT'S REQUIREMENTS.

27. DMI's Intellectual Property Indemnity. DMI will indemnify, defend and hold harmless Client and its Affiliates from and against any lawsuit, liabilities, loss, cost or expense arising out of a third-party claim made against Client that the DMI Technology infringes on any U.S. intellectual property right of a third party; provided, however, that DMI is notified in writing of such claim promptly after such claim is made upon Client. DMI shall have the right to control any defense provided pursuant to this Section 27. In no event shall Client settle any such claim without DMI's prior written approval. DMI shall have no liability or obligation under this Section 27 if the claim arises from (i) any alteration or modification to the DMI Technology other than by DMI, (ii) any combination of the DMI

Technology with other programs or data not furnished by DMI, or (iii) any use of the DMI Technology prohibited by this Agreement or otherwise outside the scope of use for which the DMI Technology is intended.

27.1 Options for Infringement Claims. If any party is enjoined from using the DMI Technology, or if DMI believes that the DMI Technology may become the subject of a claim of intellectual property infringement, DMI, (at its expense), may: (i) procure the right for Client to continue to use the TCP Services; (ii) replace or modify the DMI Technology so as to make it non-infringing; or (iii) terminate this Agreement, in which case DMI shall refund to Client any and all Use Fees paid in advance by Client for those TCP Services not provided by DMI and provide, at Client's request and free of charge, the Client Data in a SQL database file format.

27.2 Entire Liability. This Section 27 sets forth the entire liability of DMI to Client for any infringement by the DMI Technology of any intellectual property right of any third party.

28. Liability Cap. DMI's liability arising out of or related to this agreement will not exceed \$2,000,000.00 (two million dollars) with \$1,000,000.00 (one million dollars) per occurrence.

30. Notices. Any notice or communication required or permitted to be given hereunder may be delivered by hand, deposited with an overnight courier, sent by email or facsimile (provided delivery is confirmed), or U.S. Mail (registered or certified only), return receipt requested, to the address set forth on the initial page hereof or at such other addresses as shall be designated in writing by either party to the other in accordance with this Section. Such notice will be deemed to be given when received.

If to DMI: Data Management, Inc.
1 Time Clock Drive
San Angelo, TX 76904
Attn: Ernie Nabors / President

If to Client: _____

Attn: _____

31. Assignment; Contractors.

31.1 This Agreement shall inure to the benefit of, and be binding upon, any successor to all or substantially all of the business and assets of each party, whether by merger, sale of assets, or other agreements or operation of law. Except as provided above, neither party shall assign this Agreement without the non-assigning party's prior written consent, which shall not be unreasonably withheld or delayed. Any attempted assignment in contravention of this Section shall be void and ineffective.

31.2 DMI may appoint an independent contractor or other third party as Subprocessor to serve as its Internet Data Center so long as such independent contractor or third party is contractually bound to protect Confidential Information, including Personal Data, in a manner not

less protective than that imposed on DMI in this Agreement and the DMI Privacy Policy for Client Data Processing Services. The appointment of independent contractors or third parties to serve as DMI's Internet Data Center to perform part or all of the TCP Services obligations hereunder shall not relieve DMI of any liability under this Agreement.

32. Continuing Obligations. Those clauses the survival of which is necessary for the interpretation or enforcement of this Agreement shall continue in full force and effect in accordance with their terms notwithstanding the expiration or termination hereof, such clauses to include the following: (i) any and all warranty disclaimers, limitations on or caps of liability and indemnities granted by either party herein, (ii) any covenant granted herein for the purpose of determining ownership of, or protecting intellectual property rights, including without limitation, the Confidential Information of either party, or any remedy for breach thereof, and (iii) the payment of taxes, duties, or any money to either party hereunder.

33. Any reference to Client orally and in writing, as a customer of DMI, requires the written consent of Client.

34. Non-Solicitation. During the term hereof and continuing through the first anniversary of the termination of this Agreement, Client agrees that it will not, and will ensure that its Affiliates do not, directly or indirectly, solicit or attempt to solicit for employment any persons employed by DMI or contracted by DMI to provide services to Client.

35. Force Majeure. Neither party will be liable for any failure or delay in its performance under this Agreement due to any cause beyond its reasonable control, including acts of war, terrorism, acts of God, epidemic, earthquake, flood, embargo, riot, sabotage, labor shortage or dispute, governmental act or complete or partial failure of the Internet (not resulting from the actions or inactions of DMI), provided that the delayed party: (i) gives the other party prompt notice of such cause, and (ii) uses its reasonable commercial efforts to promptly correct such failure or delay in performance.

36. Applicable Law; Jurisdiction and Venue; Limitations Period. This Agreement shall be construed under the laws of the State of California, without regard to its principles of conflicts of law.

38. Counterparts; Facsimile Signatures. This Agreement may be executed in multiple counterparts, each of which, when executed and delivered, shall be deemed an original, but all of which shall constitute one and the same instrument. Any signature page of any such counterpart, or any facsimile transmission thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any facsimile transmission of any signature of a party shall be deemed an original and shall bind such party.

39. Miscellaneous. This Agreement constitutes the entire understanding of the parties with respect to the subject matter of this Agreement and merges all prior communications, understandings, and agreements. This Agreement may be modified only by a written agreement signed by the parties. The failure of either party to enforce at any time any of the provisions hereof shall not be a waiver of such provision, or any other provision, or of the right of such party thereafter to enforce any provision hereof. If any provision of this Agreement is declared invalid or unenforceable, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable. In any event, the unenforceability or invalidity of any provision shall not affect any other provision of this Agreement, and this Agreement shall continue in full force and effect, and be construed and enforced, as if such provision had not been included, or had been modified as above provided, as the case may be.

40. Incorporation of RFP. The terms and conditions set forth in the Client's Request for Proposals dated August 14, 2018 are hereby incorporated into this Agreement as if fully set forth

herein. If any conflict arises between this Agreement and the terms and conditions of the RFP, the RFP shall control.

41. **Records Retention.** All DMI electronic data related to the City of Escondido payroll shall be retained for the period required by the City of Escondido's Records Retention Policy. The current retention period, which can change, is five years. Annually the City of Escondido City Clerk will seek City Council approval to destroy records older than the retention period. After City Council approval, the City Clerk will authorize "*Information Systems Department*" to destroy those specific records addressed in a City Council Resolution. DMI shall provide the means and or mechanism for the City to perform the task of deleting electronic data and or records stored with DMI.

Accepted by:

Client:

By: _____
(Signature)

Name: _____

Title: _____

Data Management Inc.

By: _____
(Signature)

Name: _____

Title: _____

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**EXHIBIT A
MAINTENANCE AND SUPPORT TERMS**

These Maintenance And Support Terms are intended to be part of the attached Master SaaS Agreement made and entered into by and between DMI and Client. DMI reserves the right to continuously improve the Maintenance And Support Services and to adapt such services to changes in technology and to DMI's business environment. Solely for these purposes,

DMI reserves the right to modify, elaborate, remove or add to some or all of the provisions of these Maintenance And Support Terms at DMI's sole discretion and without further notice, provided that any such improvement or adaptation shall not result in a diminution of the overall level of service as defined by the Client. All Support Services will be provided in accordance with applicable data protection laws and the Global Data Privacy Policy.

These Maintenance And Support Terms are intended to be part of the attached Master SaaS Agreement made and entered into by and between DMI and Client.

1. Definitions. When used in these Maintenance Services Terms, the following terms will have the meaning set forth in this Section 1. Any capitalized terms not defined in these Maintenance Services Terms are as defined in the Master SaaS Agreement.

1.1 "CSR" means a DMI customer service representative.

1.2 "Error" means a failure of the TCP Services (i) to conform as to all material operational features and performance characteristics as provided in the documentation supplied by DMI and in any applicable Statements of Work for customizations to the TCP Services, and (ii) to be free of errors and defects that materially affect the performance of such features. This definition applies solely to TCP Services that have not been customized. Separate maintenance arrangements are available for customized TCP Services.

1.3 "Error Correction" means a software modification that corrects an Error when it is made or added to the TCP Services.

1.4 "Maintenance And Support Services" means the services described in Section 2 below.

1.5 "New Product" means a product that generates online services which may incorporate some functionality of the TCP Services in addition to one or more of the following changes to a different: (i) programming language, (ii) platform (e.g. .Java to .NET), (iii) style of computing (e.g. client server to web to cloud computing), or (iv) software model of deployment (e.g. local installation to SaaS).

1.6 "Support Term" means the Initial Term and any renewal terms in accordance with Section 14 of the Master SaaS Agreement.

1.7 "Third-Party Products" means any third-party software or hardware appliance product provided by DMI under an Order Form.

1.8 "Update" means TCP Services modifications consisting of Error Corrections, modifications, enhancements or future releases that are distributed generally to users of the same version of the TCP Services. Updates are generally designated by a change in the number to the right of the decimal point (e.g., Version 1.1 to Version 1.2).

1.9 "Upgrade" means a new version of the TCP Services that adds new features and functionality in addition to the original functional characteristics of the TCP Services that is distributed generally to users the TCP Services. Upgrades are generally designated by a change in the version number to the left of the decimal point (e.g., Version 1.1 to Version 2.1).

1.10 "Workaround" means a procedure or routine that eliminates the practical adverse effect of the Error when implemented in the regular operation of the TCP Services.

2. Maintenance And Support Services Description. DMI will provide the services described below in this Section 2 during Support Terms. These services are included in the annual Maintenance And Support Services fee.

2.1 Support Hours And Response Times. DMI will provide Maintenance And Support Services to Client during regular business hours which are 7:00 am to 7:00 pm CST Time, Monday through Friday, excluding company holidays (“Regular Business Hours”). If extended services are required beyond the Regular Business Hours, separate arrangements may be made with DMI in advance for support after Regular Business Hours or during weekends for significant go-live or upgrade events only.

2.2 Support Services. Support Services include:

2.2.1 issue determination services including (i) information gathering and analysis for TCP Services and Third-Party Products, and (iii) identification of Errors;

2.2.2 issue resolution services including (i) reasonable telephone consultation regarding the use and operation of the TCP Services and Third-Party Products that does not rise to the level of training, (ii) configuration changes for the TCP Services and Third-Party Products, (iii) validating that the TCP Services and Third-Party Products operate within documentation supplied by DMI, (iv) installation of stock (as distinguished from custom) templates for reports, documents, and forms for TCP Services and Third-Party Products, and (v) access to DMI’s tcplusondemand.com website;

2.2.3 commercially reasonable efforts to cause Third-Party Product suppliers to cure promptly any error or failure of a Third-Party Product to conform to the applicable third-party agreement;

2.2.4 repair or replacement of open source software with functionally equivalent software; and

2.2.5 Error Correction services in accordance with the Error Correction Services Table below.

**Error Correction Services Table
 (Service Response Targets)**

Problem Severity	Based on the nature of the reported issue and the impact on Client’s business operations, the CSR assigns a severity level to the issue. The severity will always be set to a reasonable and realistic level, reserving the Severity Level 1 only for urgent situations. The severity level may change as new information becomes available.
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<p><u>Level 1:</u> <u>Urgent</u></p>	<p><u>Definition:</u> Issues preventing (i) Client from conducting day-to-day business, such as an inoperable production system, a lack of data integrity, data corruption, or data unavailability, or (ii) a go-live deadline. Client is unable to do production work, and no Workaround is available.</p> <p><u>Response:</u> Level 1 issues always take priority above all other issues. A Level 1 issue will immediately be assigned to a CSR, who will contact Client within one hour with an initial response. The CSR will then work without interruption on the issue until a resolution is reached, either in the form of a complete fix, or an interim Workaround solution that will cause the level of urgency to drop to Level 2. During this time, Client must be available should further information be required to resolve the issue. If the CSR is unable to contact Client within a reasonable timeframe, the Level 1 status will be downgraded to Level 2 until Client provides the requested documentation. Note: Level 1 issues must be reported to DMI customer support via telephone, or created via email or Web form with a follow-up phone call to confirm receipt.</p> <p><u>Follow-Up:</u> The CSR will update Client at a minimum of once per hour until the issue has been resolved or downgraded to Level 2.</p>
<p><u>Level 2:</u> <u>High</u></p>	<p><u>Definition:</u> Client is able to do some production work, but a major component of the TCP Services is not functioning properly, and a partial Workaround is available. Or, an issue puts a “go-live” deadline at high risk.</p> <p><u>Response:</u> Level 2 issues take priority over all other issues except Level 1. A Level 2 issue will immediately be assigned to a CSR, who will contact Client within four (4) business hours with an initial response. The CSR will then work without interruption during standard support hours until a resolution is reached, either in the form of a complete fix, or an interim Workaround solution that will cause the level of urgency to drop to Level 3. Note: In order to facilitate a more prompt response, Level 2 issues should only be reported to DMI customer support via telephone, or created via email or Web form with a follow-up phone call to confirm receipt.</p> <p><u>Follow Up:</u> The CSR will provide feedback to Client on a daily basis (or at mutually agreed upon intervals) until the issue has been resolved or downgraded to Level 3.</p>
<p><u>Level 3:</u> <u>Medium</u></p>	<p><u>Definition:</u> The customer is able to do most production work, but has limited functionality in a certain component of the TCP Services, and a reasonable workaround is available.</p> <p><u>Response:</u> The CSR provides an initial response to Client within the one business day, and will work on the issue during standard support hours after higher priority issues have been resolved. The CSR will work on the issue during standard support hours. <u>Follow-Up:</u> The CSR will provide feedback to Client as mutually agreed upon until the issue has been resolved or a more suitable Workaround is identified.</p>
<p><u>Level 4:</u> <u>Low</u></p>	<p><u>Definition:</u> The customer is able to do all production work, but has general questions, enhancement requests, or documentation needs/questions.</p> <p><u>Response:</u> The CSR provides an initial response to Client within two business days, and will work on the issue as time permits.</p> <p><u>Follow-Up:</u> Feedback will be provided to Client at mutually agreed upon intervals.</p>

2.2.6 Notwithstanding the foregoing, DMI will not be obligated to provide Maintenance And Support Services for problems solely arising as a result of abuse, misuse, accident or neglect by Client, or unauthorized modification to the TCP Services by Client (not under DMI's recommendation or instruction) that would materially impact DMI's ability to provide the Maintenance And Support Services until such problems are fixed by Client. In addition, the following services are not covered under Maintenance And Support Services and will be provided only by mutual agreement regarding fees, deliverables, and delivery schedules: (i) support for software or other products that were not purchased from DMI, (ii) customizations for rules, reports, templates, forms, applications, Business Objects Universe, and interfaces, (iii) development or customization of documentation, (iv) troubleshooting for hardware, networks, connectivity, or operating systems, (v) installation of Java application servers, (vi) on-site services, (vii) remote or on-site training, (viii) remote administration, (ix) scripting, programming, database design, and web development, (x) recovery of purged data, (xi) consultation regarding the use and operation of the TCP Services and Third-Party Products that rises to the level of training.

2.3 Updates And Upgrades.

2.3.1 DMI will provide Client with all Updates and Upgrades that are commercially released by DMI at no additional charge. Updates and Upgrades will not require any additional software, hardware or technology to operate in conformance with the Specifications, except to the extent specified in writing by DMI. DMI will provide the Updates or Upgrades as soon as they are made available, but in no event later than DMI's providing the Updates or Upgrades to another SaaS licensee or DMI's using the Updates or Upgrades in its normal course of business operation.

2.3.2 DMI will work with Client to establish mutually beneficial Update and Upgrade schedules. If Client chooses to postpone an Update or Upgrade that would correct a particular Error without having a negative impact on the functionality or performance of the TCP Services, then DMI will not be required to correct such Error by another means, and provided, further that Client's non-acceptance of any Update or Upgrade will not affect Client's payment obligations for Use Fees.

Please enter the email address for update or upgrade notices to be sent to:

2.4 Version Limitation. Notwithstanding anything contained herein to the contrary, DMI will provide Maintenance And Support Services for at least the current version and any preceding versions of the TCP Services that have been released by DMI within the last twelve (12) months. If no version has been released within the last eighteen (18) months, DMI will support the immediately preceding version. The foregoing limitation does not apply to reasonable telephone consultation regarding the use and operation of the TCP Services and Third-Party Products that does not rise to the level of training.

2.5 Updates To Maintenance And Support Services. DMI reserves the right to update Maintenance And Support Services for any renewal Support Term for purposes of conforming the scope of Maintenance And Support Services to changes in technology and/or industry practice; provided, however, in no event shall any such update result in a degradation or diminution of Maintenance And Support Services.

3. New Products. New Products are optional and are not included in the annual Maintenance And Support Services fee. New Products will be made available to Client as soon as they are released to other licensees in the normal course. DMI reserves the right to charge a license fee for New Products.

EXHIBIT B SERVICE LEVEL AGREEMENT

This Service Level Agreement is intended to be part of the attached Master SaaS Agreement made and entered into by and between DMI and Client. DMI reserves the right to continuously improve the uptime and performance of its TCP Services and to adapt such services to changes in technology and to DMI's business environment. Solely for these purposes, DMI reserves the right to modify, elaborate, remove or add to some or all of the provisions of this Service Level Agreement at DMI's sole discretion and without further notice, provided that any such improvement or adaptation shall not result in a diminution of the overall level of service. This Service Level Agreement shall comply with applicable data protection laws and the Global Data.

1. TCP Services Level Agreement. In the event that Client experiences any of the service performance issues defined in Sections 2.1 and 2.2 as a result of DMI's failure to provide TCP Services, DMI will, upon Client's request in accordance with Section 3, credit Client's account as described below (the "Service Level Agreement"). The Service Level Agreement shall not apply to performance issues (i) caused by factors outside of DMI's reasonable control; (ii) that resulted from any actions or inactions of Client or any third parties; or (iii) that resulted from Client Equipment or third party equipment that is not within the sole control of DMI.

2. Service Level Agreement Definitions. For purposes of this Agreement, the following definitions shall apply only to the TCP Services. References to Section numbers in this Exhibit B shall apply to Sections in Exhibit B, unless expressly provided otherwise.

2.1 "Downtime" shall mean "unplanned" network unavailability within DMI's United States network for thirty (30) consecutive minutes due to the failure of DMI to provide TCP Services for such period. Downtime shall not include any packet loss or network unavailability during DMI's scheduled maintenance of the Internet Data Center(s), network and TCP Services.

2.2 "Performance Problem" shall mean a material deterioration in the performance of the TCP Services excluding any Downtime.

2.3 "Service Credit" shall mean an amount equal to the pro-rata monthly Use Fees for one (1) day of TCP Services.

3. Downtime Periods. In the event Client experiences Downtime, Client shall be eligible to receive a one-time Service Credit for each Downtime period; provided, however, that in no event shall Client be entitled to more than two (2) Service Credits for any given calendar day. For example, if Client experiences one (1) Downtime period, then Client shall be eligible to receive one (1) Service Credit; if Client experiences two (2) Downtime periods, whether from a single event or multiple events, then Client shall be eligible to receive two (2) Service Credits.

4. Performance Problem. In the event that DMI discovers or is notified by Client that Client is experiencing a Performance Problem, DMI will take all commercially reasonable actions necessary to determine the source of the Performance Problem.

5. Discovery of Source; Notification of Client. Within four (4) hours of discovering or receiving notice of the Performance Problem, DMI will use commercially reasonable efforts to determine whether the source of the Performance Problem is limited to the DMI Technology or whether the Performance Problem arises from the Client Equipment or Client's connection to the Internet. If DMI determines that the DMI Technology and Client and DMI connection are not the source of the Performance Problem, then DMI will use commercially reasonable efforts to determine the source of the Performance Problem within an additional four (4) hour period, DMI will notify Client of its findings regarding the source of the Performance Problem promptly after the additional four (4) hour period.

6. Correction. If the source of the Performance Problem is within the sole control of DMI, then DMI will use commercially reasonable efforts to remedy the Performance Problem within four (4) hours of determining the source of the Performance Problem. If the source of and remedy to the Performance Problem reside outside of the sole control of DMI, then DMI will use commercially reasonable efforts to notify the party responsible for the source of the Performance Problem and cooperate with it to resolve such problem as soon as possible.

7. Service Credits for Performance Problems. In the event that DMI (i) is unable to determine the source of the Performance Problem within the time periods described in Section 5; or (ii) is the sole source of the Performance Problem and is unable to remedy such Performance Problem within the time period described in Section 6, DMI will deliver a Service Credit to Client for each four (4) hour period incurred in excess of the time periods for identification and resolution described above; provided, however, that in no event shall Client be entitled to more than two (2) Service Credits for a given calendar day.

8. Client Must Request Service Credit. Upon receipt of a written request from Client for a prior calendar month requesting information regarding a specific instance of Downtime or Performance Problem, DMI will provide Client with a related incident report from which Client may determine any Downtime and/or Performance Problems. In order to receive a Service Credit in connection with a particular instance of Downtime or a Performance Problem, Client must notify DMI within thirty (30) days from the time Client becomes eligible to receive a Service Credit. Failure to comply with this requirement will forfeit Client's right to receive a Service Credit for the applicable instance of Downtime or Performance Problem.

9. Maximum Service Credit. The aggregate maximum number of Service Credits to be issued by DMI to Client for any and all Downtime and Performance Problems that occur in a single calendar month shall not be limited. Any Service Credits owed shall be issued in the DMI invoice in the month following the Downtime or Performance Problem, unless the Service Credit is due in Client's final month of Service. In such case, a refund for the dollar value of the Service Credit will be mailed to Client.

10. Termination Option for Chronic Problems. Client may terminate the Master SaaS or Service Level Agreement without liability or penalty to DMI by notifying DMI within ten (10) days following the occurrence of either of the following: (i) Client experiences more than five (5) Downtime periods in any three (3) consecutive calendar month period; or (ii) Client experiences more than eight (8) consecutive business hours of Downtime due to any single event. Such termination will be effective thirty (30) days after receipt of such notice by DMI.



CITY COUNCIL STAFF REPORT

Consent Item No. 9

March 20, 2019

File No. 0610-55

SUBJECT: Update of Current City Council Assignment to the League of California Cities

DEPARTMENT: City Clerk's Office

RECOMMENDATION:

It is requested that the City Council make determinations and ratify the Mayor's appointment of Deputy Mayor Martinez to serve as the Council's alternate representative for the League of California Cities.

BACKGROUND:

The list of City Council subcommittees was last reviewed and updated on December 19, 2018, 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.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Zack Beck, City Clerk
3/13/2019 9:21 a.m.



CITY COUNCIL STAFF REPORT

Consent Item No. 10

March 20, 2019

File No. 0680-10

SUBJECT: Amendment to Chapter 2 of the Escondido Municipal Code to Move the Closed Session Meeting and Regular City Council Meeting Times

DEPARTMENT: City Clerk's Office

RECOMMENDATION:

It is requested that the City Council introduce Ordinance No. 2019-05, amending Section 2-21(a) of the Escondido Municipal Code to move Closed Session meetings to 5:00 p.m. and regular City Council meetings to 6:00 p.m.

PREVIOUS ACTION:

At the January 16, 2019 City Council Meeting, Deputy Mayor Martinez, supported by Councilmember Diaz, proposed a Future Agenda item to consider moving regular City Council meeting times. At the February 6, 2019 City Council Meeting, Council approved, with a vote of 3/2 (Morasco and Masson voting no), a motion to move the Closed Session meetings to 5:00 p.m. and the regular City Council meetings to 6:00 p.m.

BACKGROUND:

Pursuant to California Government Code Section 54954(a), each city council of a municipality must provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for holding regular meetings. Currently, the time and place for regular City Council meetings is found in Escondido Municipal Code Section 2-21(a). Ordinance No. 2019-05 would amend Section 2-21(a) to move the Closed Session meetings from 3:30 p.m. to 5:00 p.m. as well as moved the regular City Council meetings from 4:30 p.m. to 6:00 p.m.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Zack Beck, City Clerk
3/13/2019 9:21 a.m.

ATTACHMENTS:

1. Ordinance No. 2019-05

ORDINANCE NO. 2019-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 2, CHAPTER 2 OF THE ESCONDIDO MUNICIPAL CODE TO MOVE THE CLOSED SESSION MEETING TO 5:00 P.M. AND THE REGULAR CITY COUNCIL MEETING TIME TO 6:00 P.M.

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

SECTION 1. Subsection 2-21(a) of Article 2, Chapter 2 of the Escondido Municipal Code is hereby amended to read as follows:

Article 2 – City Council.

Sec. 2-21. Time, location of meetings.

(a) The regular meeting time for the Escondido City Council will be on the first four (4) Wednesdays of each month, commencing with closed session items at 5:00 p.m. and a regular public meeting at 6:00 p.m. Such meetings may be canceled from time to time depending on the number of agenda items, availability of council members or related circumstances. Unless publicly noticed otherwise, all meetings shall take place at Escondido City Hall, 201 North Broadway, Escondido, California.

SECTION 2. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 3. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

CITY COUNCIL STAFF REPORT

Consent Item No. 11

March 20, 2019

File No. 0685-10

SUBJECT: City of Escondido Landscape Maintenance Assessment District – Preliminary Engineer’s Report for Zones 1-38 for Fiscal Year 2019/2020

DEPARTMENT: Engineering Services Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution Nos. 2019-30 and 2019-31 that will initiate the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (LMD) (see Attachment “1”) for Zones 1 through 38 for the Fiscal Year 2019/2020; approve the preliminary Engineer’s Report for LMD Zones 1 through 38; and set a public hearing date of May 1, 2019, for LMD Zones 1 through 38.

FISCAL ANALYSIS:

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

A CPI increase of 3.36912% per Bureau of Labor Statistics: San Diego-Carlsbad, CA, is included for Zones 1, 4, 6, 9, 10, 11, 15, 16, 17, 18, 20, and 24. Annual CPI adjustments were previously approved by property owners within these zones. Each assessment remains at or under the maximum authorized levy.

BACKGROUND:

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

Each year the City Council is required to review and approve the upcoming fiscal year budget and assessment for the LMD. The preliminary Engineer’s Report presented today, details the proposed budget and assessment for Zones 1 through 38 within the LMD for fiscal year 2019/2020. As part of the approval process, a public hearing will be held on May 1, 2019, to give property owners within

March 20, 2019
LMD Preliminary Engineer's Report Zones 1-38
Page 2

Zones 1 through 38 of the LMD the opportunity to comment on the proposed budget and assessment. The Final Engineer's Report for LMD Zones 1 through 38 for fiscal year 2019/2020 will be presented to the City Council for approval on May 22, 2019.

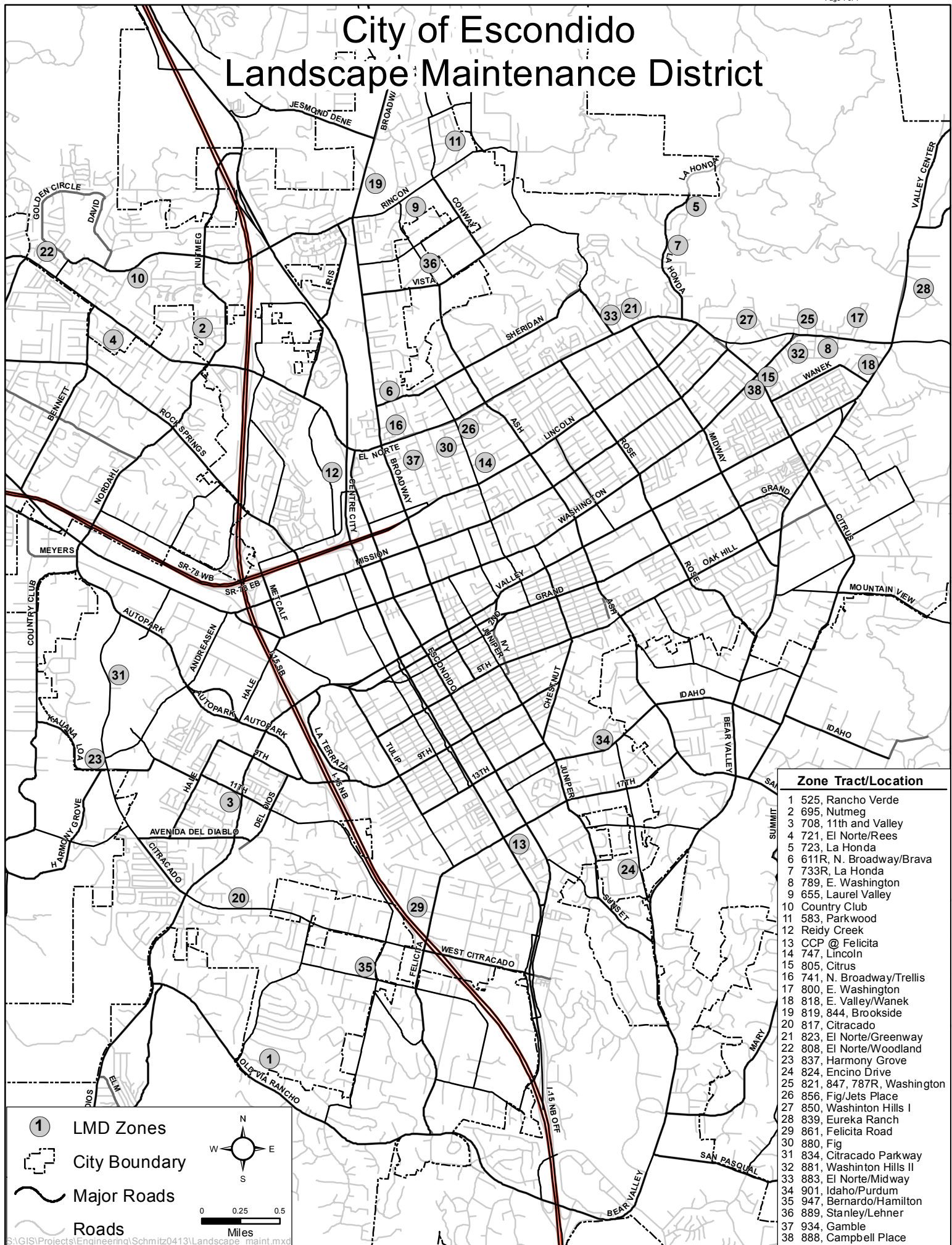
APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Julie Procopio, Director of Engineering Services
3/13/2019 9:59 a.m.

ATTACHMENTS:

1. LMD Map – Attachment “1”
2. Resolution No. 2019-30
3. Resolution No. 2019-31
4. Resolution No. 2019-31 Exhibit “A”

City of Escondido Landscape Maintenance District



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

RESOLUTION NO. 2019-30

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

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

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

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 public interest and convenience requires, and it is the intention of this legislative body to initiate proceedings for the annual levy and collection of special assessments for the payment of annual maintenance and/or servicing costs within Zones 1 through 38 of the Maintenance District for Fiscal Year 2019-2020.

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

A. Plans and specifications describing the general nature, location and extent of the existing improvements to be maintained;

B. An estimate of the cost of the maintenance and/or servicing of the existing improvements for Zones 1 through 38 of the Maintenance District;

C. A diagram of the Maintenance District, showing: (i) the exterior boundaries of the Maintenance District and Zones 1 through 38 therein; and (ii) the lines and dimensions of each lot or parcel of land within Zones 1 through 38 of the Maintenance District which is identified by a distinctive number or letter;

D. An assessment of the estimated costs of the maintenance and/or servicing of the existing improvements, assessing the net amount upon all assessable lots and/or parcels within Zones 1 through 38 of the Maintenance District in proportion of the special benefits received.

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

4. That the above mentioned Assessment Engineer's Report shall include all costs and expenses of said maintenance and/or servicing of existing improvements

relating to Fiscal Year 2019-2020.

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

RESOLUTION NO. 2019-31

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

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

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

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

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

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

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

WHEREAS, the proposed annual assessments for Zones 1 through 38 for Fiscal Year 2019-2020 as set forth in the Assessment Engineer's Report do not exceed the maximum annual assessments as previously authorized to be levied by the previously approved formula for Zones 1 through 38 of the Maintenance District, and therefore in accordance with the Assessment Law, the proposed levy of assessments for Fiscal

Year 2019-2020 are not deemed to be “increased” over the maximum authorized annual assessments for such Zones; and

WHEREAS, the City Council desires to preliminarily approve such Assessment Engineer’s Report pertaining to Zones 1 through 38 and intends to conduct the proceedings to authorize the annual levy and collection of the assessments within Zones 1 through 38 of the Maintenance District for Fiscal Year 2019-2020.

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

1. The above recitals are true.
2. The public interest and convenience requires the levy and collection of assessments within the Maintenance District for Fiscal Year 2019-2020 to pay the annual costs and expenses for the maintenance and/or servicing of the improvements for Zones 1 through 38 of the above-referenced Maintenance District.
3. The existing improvements, which generally consist of landscape improvements located in the public rights-of-way and in dedicated landscape easements, are of special benefit to certain identified properties within the boundaries of Zones 1 through 38 of the Maintenance District.
4. The Assessment Engineer’s Report as it pertains to Zones 1 through 38, as presented, is hereby approved on a preliminary basis, and is ordered to be filed in the office of the City Clerk as a permanent record and to remain open to public inspection. Reference is made to the Assessment Engineer’s Report for (a) a full and detailed description of the existing improvements proposed to be maintained; (b) the

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

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

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

B. The majority of the Zones previously authorized an annual adjustment to the maximum assessment. The maximum assessments authorized to be levied in Zones 1, 4, 6, 9, 10, 11, 15, 16, 17, 18, 20, and

24 have now been adjusted for inflation by the increase in the Consumer Price Index – All Urban Consumers, San Diego Area, as published by the Bureau of Labor Statistics. Adjustment of the maximum authorized assessments by such formula has been previously approved. No increase in the assessments beyond the maximum authorized assessments, as adjusted for inflation, is proposed for any of these Zones.

6. **NOTICE IS HEREBY GIVEN** that a public hearing will be held on May 1, 2019, at 4:30 p.m., or as soon thereafter as the matter may be heard, in the regular meeting place of this City Council, located at 201 North Broadway, Escondido, California 92025, which are the time, date, and place fixed by the City Council for the hearing of protests or objections in reference to the annual levy of assessments within Zones 1 through 38 of the Maintenance District, to the extent of the maintenance, by any interested person and any other matters contained in this Resolution. At such time, the City Council will consider and finally determine whether to levy the proposed annual assessments.

The City Council shall consider all objections or protests, if any, to the annual assessments proposed to be levied on all properties located in Zones 1 through 38. Any person interested may file a written protest prior to the close of the public hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the close of such hearing, which shall occur upon the conclusion of public testimony. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

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

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

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

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

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

Rajesh Badri
Engineering Services
City of Escondido
201 North Broadway
Escondido, CA 92025
(760) 839-4665

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



Assessment Engineer's Report Zones 1 through 38 Fiscal Year 2019/20

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

PRELIMINARY REPORT

March 20, 2019

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

SPECIAL DISTRICT FINANCING & ADMINISTRATION

437 W. Grand Avenue
Escondido CA 92025
760 • 233 • 2630 Fax 233 • 2631

CITY OF ESCONDIDO
ASSESSMENT ENGINEER'S REPORT
ZONES 1 THROUGH 38

ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
FISCAL YEAR 2019/20

The Assessment Engineer's Report, submitted herein, includes the following Sections as outlined below:

Section Description	Page
Compliance with Landscaping and Lighting Act of 1972, Article 4 of the California Government Code	1
Section A: Plans and Specifications for the Improvements	1
Section B: Estimate of Costs of the Improvements	3
Section C: Diagram for the Maintenance District	5
Section D: Assessment of the Estimated Costs of the Improvements	5
Section E: If Bonds or Notes will be Issued Pursuant to Section 22662.5, An Estimate of their Principal Amount	20
Appendix I: Estimate of Cost and Assessment	
Appendix II: Assessment Roll	
Appendix III: Diagram of Landscape Maintenance District Boundaries	

COMPLIANCE WITH LANDSCAPE AND LIGHTING ACT OF 1972 ARTICLE 4 OF THE CALIFORNIA GOVERNMENT CODE

Whereas the City Council of the City of Escondido, California, did, pursuant to the provisions of the Landscape and Lighting Act of 1972, Chapter 3, Section 22622 of the California Government Code, order the preparation and filing of the Assessment Engineer's Report in accordance with Chapter 1, Article 4, commencing with Section 22565, of Chapter 1.

Section 22565 directs that the report refer to the Landscape Maintenance Assessment District (the "Maintenance District") by its distinctive designation, specify the fiscal year to which the report applies, and, with respect to that year, contain all of the following:

- (a) Plans and specifications for the improvements.
- (b) An estimate of the costs of the improvements.
- (c) A diagram for the Maintenance District.
- (d) An assessment of the estimated costs of the improvements.
- (e) If bonds or notes will be issued pursuant to Section 22662.5, an estimate of their principal amount.

A preliminary report is then filed in accordance with Section 22623 of the California Government Code with the City Clerk for submission to the legislative body. The legislative body may approve the report, as filed, or it may modify the report in any particular manner and approve it as modified.

Now, therefore, the following Assessment Engineer's Report is submitted:

A. PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS

In accordance with Section 22568, the plans and specifications are required to show and describe existing and proposed improvements. The plans and specifications need not be detailed, but are sufficient if they show or describe the general nature, location, and extent of the improvements. If the Maintenance District is divided into Zones, the plans and specifications are required to indicate the class and type of improvements to be provided for each such Zone.

The Maintenance District has been divided into 38 distinct Zones of benefit. By reasons of variations in the nature, location, and extent of the improvements, the various Zones receive different degrees of benefit from the improvements. The improvements, which have been constructed or which may be subsequently constructed within and adjacent to the Zones and that will be serviced and maintained, and the proposed maintenance and services are generally described as follows.

DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED

Landscape and Appurtenant Improvements

Landscape improvements (collectively, the "Landscape Improvements") include but are not limited to: landscaping, planting shrubbery, trees, irrigation systems, hardscapes and fixtures in public streets and sidewalks, and right-of-ways including: medians, parkways and other easements dedicated to the City of Escondido within the boundaries of the District.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Landscape Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of the Landscape Improvements or appurtenant providing for the life, growth, health and beauty of the Landscape Improvements, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury, the removal of trimmings, rubbish, debris and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Service means the furnishing of water for the irrigation of the Landscape Improvements and the furnishing of electric current or energy, gas or other illuminating agent for the lighting or operation of the Landscape Improvements or appurtenant facilities.

The plans and specifications for the Landscape Improvements, showing the general nature, location and the extent of the Landscape Improvements, are on file in the office of the City Engineer and are by reference herein made a part of this Report.

B. ESTIMATE OF COSTS OF THE IMPROVEMENTS

In accordance with Section 22569 of the California Government Code, the estimate of the costs of the improvements for the fiscal year is required to contain estimates of the following:

- (a) The total cost for improvements to be made that year, being the total costs of constructing or installing all purposed improvements and of maintaining and servicing all existing and proposed improvements, including all incidental expenses. This may include a cash flow reserve and an operating and maintenance reserve which are further detailed in the description of *Reserve* on the following page.
- (b) The amount of any surplus or deficit in the improvement fund to be carried over from a previous fiscal year.
- (c) The amount of any contributions to be made from sources other than assessments levied pursuant to this part. (Contributions will only be shown if such a contribution has been received.)
- (d) The amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments.
- (e) The net amount to be assessed upon assessable lands within the Maintenance District being the total improvement costs, as referred to in subdivision (a), increased or decreased, as the case may be, by any of the amounts referred to in subdivision (b), (c), or (d).

The estimates of cost are contained in Appendix I of this Report, titled, "Estimate of Cost and Assessment." The Assessment Law requires that a special fund be established for the revenues and expenditures of each Zone within the District. Funds levied by these assessments shall be used only for the purposes as stated herein. The City may advance funds to the Zone, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on June 30 must be carried over to the next fiscal year.

DESCRIPTION OF BUDGET EXPENSE ITEMS

Administration/Inspection: The cost to all departments and staff of the City for providing the coordination of maintenance, and responding to public concerns regarding levy collections.

Annual Installment: The amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments.

Consultant: The recovery of the cost of contracting for professional services to provide District administration and legal services.

County Fee: The recovery of the cost charged by the County of San Diego for placing and collecting the fixed charged special assessments on the county tax roll.

Liability Fund: The recovery of the cost incurred by the City to provide liability insurance.

Miscellaneous Repairs: Recovery of the cost of unplanned repairs. These costs are not included in the maintenance contract and are unplanned. An example of an expenditure that would fall under this category is repairs due to vandalism.

Reserve: The collection of a reserve is a combination of a cash flow reserve and an operating and maintenance reserve. The cash flow reserve should not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. This time period has been estimated by the City as six months from July 1 to January 1 of each fiscal year. The purpose of the cash flow reserve is to eliminate the need for the City to transfer funds from non-District accounts to pay for District expenditures. The operating and maintenance reserve, estimated as 12 months of maintenance and servicing, is to provide a buffer for unforeseen emergency repairs and maintenance, and to allow the Zone to continue maintenance through a period of delinquencies in the collection of the assessments.

Maintenance: Includes all contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems, fencing, and entry monuments within the District.

Service/Utilities: The furnishing of water and electricity required for the maintenance of the landscaping and drainage facilities.

C. DIAGRAM FOR THE MAINTENANCE DISTRICT

The diagram for a Maintenance District as required by Sections 22570 and 22571 of the California Government Code is required to show: a) the exterior boundaries of the Maintenance District, b) the boundaries of any Zones within the district, and c) the lines and dimensions of each lot or parcel of land within the district. Each lot or parcel is required to be identified by a distinctive number or letter. A Diagram of the District by Zone which shows each lot or parcel of land within Zones 1 to 38 of the District is on file in the Offices of the City Clerk and the Engineering Department Management Analyst. Appendix III provides the general location of all the zones currently within the District.

The lines and dimensions of each lot or parcel of land shown on the diagram are required to conform to those shown on the county assessor's maps for the fiscal year in which the report applies. The diagram may refer to the county assessor maps for a detailed description of the lines and dimensions of any lots or parcels, in which case, those maps govern all details concerning the lines and dimensions of such lots or parcels.

D. ASSESSMENT OF THE ESTIMATED COSTS OF THE IMPROVEMENTS

The assessment, or annual levy amount, in accordance with Sections 22572 and 22573 of the California Government Code, must refer to the fiscal year to which it applies and provide all of the following:

- (a) State the net amount, determined in accordance with Section 22569, to be assessed upon assessable lands within the Maintenance District, which includes an amount sufficient to pay the principal and interest due during the fiscal year from each parcel on any bonds or notes issued pursuant to Section 22662.5.

- (b) Describe each assessable lot or parcel of land within the District.
- (c) Assess the net amount upon all assessable lots or parcels of land within the District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each lot or parcel from the improvements.

The assessment may refer to the County assessment roll for a description of the lots or parcels, in which case that roll will govern for all details concerning the description of the lots or parcels. The 1972 Act permits the establishment of Maintenance Districts by cities for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping improvements. Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit, directing that the method of apportionment can be based on any method which fairly distributes the net amount among all assessable lots or parcel in proportion to the estimated benefit to be received by each such lot or parcel from the improvements. Article XIII.D. and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIII.D. and the Implementation Act further provide that only special benefits are assessable and the City must separate the general benefits from the special benefit. They also require that publicly-owned properties which specially benefit from the improvements be assessed.

SPECIAL BENEFIT ANALYSIS

Proper maintenance of the street trees, street medians, and entryways provides special benefit to adjacent properties by providing security, safety, and community character and vitality.

Special Benefit

Trees, landscaping, hardscape and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of desirability to the surroundings, and therefore increase property value. Street trees within the public street parkways provide special benefit to those properties directly adjacent to those tree-lined parkways. Landscaping and hardscaping within the medians in the public streets and entryways provide special benefit to those developments that are directly adjacent to those public

medians or entryways. These medians are located in the arterial roadways.

General Benefit

There are no general benefits associated with local street trees. Landscaping and hardscaping within medians in the arterial roadways provide only incidental aesthetic benefit to motorists traveling to, from or through the City. Therefore, it is deemed that there are no special benefits associated with the landscaped medians and entryways.

Benefit Zones

Benefit Zones are used to differentiate between different types of Landscape Improvements to be maintained and serviced within each such Zone. The method of spread for each Zone is based on benefit units outlined in the following table:

Zone(s)	Land Use Type	Benefit Unit	Benefit Factor
1 - 9, 11, 14 - 30 & 32 - 38	Residential	Dwelling Unit	1.000
10	Residential	Dwelling Unit	1.000
	Church	Acre	1.875
	Commercial	Acre	12.500
	Golf Course	Acre	0.250
12	Residential	Acre	1.000
13	Non-Residential	Frontage	1.000
31	Non-Residential	Acre	1.000

Appendix I of this Report, titled, "Estimate of Cost and Assessment," shows the calculation of the net amount to be assessed by Zone. In addition, it provides the calculation of apportionment among the parcels in proportion to the special benefits to be received by each parcel. The method of apportionment fairly distributes the net amount among all assessable parcels in proportion to the special benefit to be received by each parcel from the improvements.

For a description of each assessable lot or parcel of land within the District, refer to the County of San Diego assessment roll. Appendix II of this Report, titled "Assessment Roll," provides a listing of the assessor parcel numbers and levy per parcel by Zone.

Following is a description providing the general nature, location and extent of the existing and proposed improvements for each Zone.

Zone 1: Tract 523A, 523B, 653 and 692 Rancho Verde

The boundaries of Zone 1 are coterminous with the entire boundary of Escondido Tract Nos. 523A, 523B, 653 and 692, which are located north of Via Rancho Parkway at Eucalyptus Avenue. Eucalyptus Avenue provides access to the Rancho Verde community. The improvements to be maintained provide special benefit to the properties within Zone 1. The improvements consist of entryway improvements including the entry monument and the parkway landscaping on both the east and west side of Eucalyptus Avenue extending a distance of approximately 400 feet from Via Rancho Parkway.

Zone 2: Tract 695

Zone 2 lies within the boundaries of Escondido Tract 695 located west of Nutmeg Street and south of Sunset Heights Road. This tract encompasses the southern half of three cul-de-sacs: Skyhill Place, Eagle Summit Place and Lookout Point Place. The nature and extent of the special benefit provided by the improvements to the property within Zone 2 is the slope landscaping along Nutmeg Street and the service road south of the tract.

Zone 3: Tract 708

Zone 3 lies within the boundaries of Escondido Tract 708 located at the southwest corner of West 11th Street and Valley Parkway, encompassing Lisbon Place and a portion of Chambers Street. The extent and nature of the special benefit provided by the improvements to the property within Zone 3 is the slope landscaping along Valley Parkway and West Eleventh Street.

Zone 4: Tract 721

Zone 4 lies within the boundary of Escondido Tract 721 located at the north corner of El Norte Parkway and Rees Road. Streets within the subdivision include Las Palmas Lane, Los Cedros Lane, El Rosal Place, El Cielo Lane, El Aire Place and La Manzana Lane. The extent and nature of the special benefit provided by the improvements to the property within Zone 4 is the slope and parkway landscaping along El Norte Parkway and Rees Road.

Zone 5: Tract 723

Zone 5 lies within the boundary of Escondido Tract 723. Entrance to the subdivision is at the intersection of La Honda Drive and Dublin Lane. Streets within the tract include Dublin Lane and a portion of Glasgow Lane. The nature and extent of the special benefit provided by the improvements to the property within Zone 5 includes the parkway landscaping along La Honda Drive adjacent to Tract 723.

Zone 6: Tract 611R

Zone 6 lies within the boundary of Escondido Tract 611R. Entrance to the tract is at the intersection of North Broadway and Brava Place. The nature and extent of the special benefit provided by the improvements to the property within Zone 6 which are to be maintained is the landscaped area within the right-of-way along North Broadway and the portion of Reidy Creek channel which flows under an easement within the tract.

Zone 7: Tract 733R

Zone 7 lies within the boundary of Escondido Tract 733R. Entrance to the tract is at the intersection of La Honda Drive and MacNaughton Lane approximately 0.6 miles north of El Norte Parkway. The nature and extent of the special benefit of the improvement provided to the property within Zone 7 includes the parkway landscaping along La Honda Drive adjacent to Tract 733R.

Zone 8: Tract 789

Zone 8 encompasses Tract 789 and is generally located east of Bear Valley Parkway. The northern edge of the tract abuts El Norte Parkway. The tract includes a portion of Iona Court. The nature and extent of the special benefit provided by the improvements to the property within Zone 8 include street right-of-way landscaping on that section of El Norte Parkway lying east of Justin Way and west of Kaile Lane.

Zone 9: Tract 655 Laurel Valley

Zone 9 lies within the boundaries of Laurel Valley, Escondido Tract 655, and is generally located south of Rincon Avenue and east of North Broadway. Internal subdivision streets include Crestwood Place, Terracewood Lane, a portion of Shadywood Drive, Brookwood Court, a portion of Ash Street, Pleasantwood Lane, Splendorwood Place, Parktree Lane, Valleytree Place, and Springtree Place. The nature and extent of the special benefit provided by the improvements to the property within Zone 9 includes planting materials such as ground cover, turf, shrubs and trees, brow ditches, open space, and irrigation systems located within lots 1, 74, 112, 161, and a portion of lot 34.

Zone 10: Country Club Lane

Zone 10, known by the name, "Country Club Lane," lies west of Interstate 15 and northeast of El Norte Parkway. Country Club Lane runs through the middle and northeast corner of the Zone. For a specific diagram showing the boundaries of the Zone, please refer the diagram on file with the City Clerk. The nature and extent of the special benefit provided by the improvements to the property within Zone 10 includes planting materials such as ground cover, shrubs and trees, irrigation systems, decorative paving, and entry monuments within the median of Country Club Lane.

Zone 11: Parkwood

Zone 11, known by the name, "Parkwood," lies within the boundary of Escondido Tract 583 and is located north of Rincon Avenue and south of Cleveland Avenue.

For a specific diagram showing the boundaries of the Zone, please refer to the diagram on file with the City Clerk. The nature and extent of the special benefit provided by the improvements to the property within Zone 11 includes planting materials such as ground cover, turf, shrubs and trees, irrigation systems, fencing, natural drainage areas, mow curbs, natural open space areas with paths, median landscape on Conway Drive, and landscape around the tract perimeter.

Zone 12: Reidy Creek

Zone 12, known by the name, "Reidy Creek," generally lies west of Centre City Parkway, north of Lincoln Avenue, and south of El Norte Parkway. The nature and extent of the special benefit provided by the improvements to the property within Zone 12 includes planting materials such as ground cover, shrubs and trees, drainage systems, and fencing.

Zone 13:

This Zone is located on the southwest and southeast corners of Centre City Parkway and Felicita Avenue. The Zone annexed to the Maintenance District in 1998/99. The special benefit of the improvements to the property within Zone 13 include maintenance of the landscaping within the median fronting the commercial centers. A portion of the special benefit has been allocated to the City on a front footage basis.

Zone 14: Tract 747

The entrance to this Zone is on Wanda Court off of Grape Street. The Zone annexed to the Maintenance District in 1999/00. The nature and extent of the special benefit of the improvements to the property within Zone 14 includes the maintenance of parkway landscaping adjacent to Tract 747 on Lincoln Parkway.

Zone 15: Tract 805

Zone 15 lies within Tract 805, lots 1-18, located east of Citrus Avenue and south of Washington Avenue. The Zone annexed to the Maintenance District in

1999/00. The nature and extent of the special benefit provided by the improvements to the property within Zone 15 includes parkway landscaping along Citrus Avenue and Washington Avenue.

Zone 16: Tract 741

Zone 16 lies within Tract 741. Entrance to this Zone is on Trellis Lane at North Broadway Avenue. The Zone annexed to the Maintenance District in 1999/00. The nature and extent of the special benefit of the improvements provided to the property within Zone 16 includes parkway landscaping along North Broadway Avenue and at the corner of Trellis Lane and North Broadway Avenue.

Zone 17: Tract 800

Zone 17 lies within Tract 800, located north of El Norte Parkway and west of the Escondido Creek channel. The Zone annexed to the Maintenance District in 1999/00. The nature and extent of the special benefit provided by the improvements to the property within Zone 17 includes parkway landscaping along El Norte Parkway.

Zone 18: Tract 818

Zone 18 lies within Tract 818. Entrance to this Zone is on Wanek Road at East Valley Parkway. The Zone annexed to the Maintenance District in 2000/01. The nature and extent of the special benefit provided by the improvements to the property within Zone 19 includes parkway landscaping along East Valley Parkway.

Zone 19: Tract 819 and Tract 844

The existing boundaries of Zone 19, approved on May 9, 2001 are coterminous with the boundaries of Escondido Tract No. 819, which is located on the east side of North Broadway and the north side of Rincon Avenue in the northern area of the City. An annexation has added the area contained within Tract 844 to Zone 19. Tract 844 is located north of Cleveland Avenue, west of Conway Drive and south of North Avenue on land adjacent to the existing Zone 19. Tract 844,

referred to as Brookside II, adds a total of 40 single family dwelling units to the existing 222 single family dwelling units resulting in a grand total of 262 single family dwelling units within Zone 19. The nature and extent of the special benefit provided by the improvements to the property within Zone 19 includes the walking and equestrian trails and associated landscaping, parkway, slope and environmental channel landscaping and irrigation system.

Zone 20: Tract 817

The boundaries of Zone 20 are coterminous with the boundaries of Escondido Tract No. 817, which is located on the north and south side of Citracado Parkway at its termination point east of Scenic Trails Way. The Zone annexed to the Maintenance District in 2001/02. The nature and extent of the special benefit of the improvements provided to the property within Zone 20 include the slope landscaping on the south, east and north side of Citracado Parkway at Greenwood Place. This is the entryway to that portion of the tract referred to as Estate I (lots 1 through 8).

Zone 21: Tract 823

The boundaries of Zone 21 are coterminous with the boundaries of Escondido Tract No. 823, which is located on the north side of El Norte Parkway east of Greenway Rise. The Zone annexed to the Maintenance District in 2001/02. The nature and extent of the special benefit provided by the improvements to the property within Zone 21 includes the slope and parkway landscaping on the north side of El Norte Parkway east of Greenway Rise for a distance of approximately 380 feet.

Zone 22: Tract 808

The boundaries of Zone 22 are coterminous with the boundaries of Escondido Tract No. 808, which is located at the northeast corner of the intersection of El Norte Parkway and Woodland Parkway in the northwestern area of the City. The Zone annexed to the Maintenance District during fiscal year 2001/02. The nature and extent of the special benefit provided by the improvements to the property within Zone 22 include the maintenance of the parkway landscaping on the north

side of El Norte Parkway east of Woodland Parkway for a distance of approximately 300 linear feet, and approximately 550 linear feet of parkway landscaping on the east side of Woodland Parkway and on the north and south side of Dancer Court, the entry street to the development.

Zone 23: Tract 837 Harmony Grove

The boundaries of Zone 23 are coterminous with the boundaries of Escondido Tract No. 837, which is located on Harmony Grove Road just west of Howard Lane in the southwestern area of the City. The Zone annexed to the Maintenance District during fiscal year 2001/02. The nature and extent of the special benefit provided by the improvements to the property within Zone 23 to be maintained include approximately 2,600 square feet of parkway landscaping on the north side of Harmony Grove Road east and west of Princess Kyra Place.

Zone 24: Tract 824 and Tract 845

The existing boundaries of Zone 24, approved on June 2, 2002, are coterminous with the boundaries of Escondido Tract No. 824, which has its main entryway and frontage on Encino Drive between Rancho Verde Drive and Montana Luna Court in the southeastern area of the City. An annexation has added the area contained within Tract 845 to Zone 24. Tract 845 fronts the east side of Juniper Street and is located north of Amparo Drive, the access street to Tract 845. Tract 845 abuts lot 28 and a portion of lot 27 in Tract 824 and adds a total of 13 single family dwelling units to the existing total of 45 single family dwelling units resulting in a grand total of 58 single family dwelling units within Zone 24. The nature and extent of the special benefit provided by the improvements to the property within Zone 24 to be maintained for the existing boundaries of Zone 24 include approximately 64,200 square feet of parkway and slope landscaping on the west side of Encino Drive north and south of the main entry street to Tract No. 824 for a distance of approximately 1,000 feet. The improvements to be maintained which were added to Zone 24 with the annexation of Tract 845 are the parkway and slope landscaping along Juniper Street north of Amparo Drive. Amparo Drive provides access to the expanded Zone 24 area from Juniper Street on the west and from Encino Drive on the east.

Zone 25: Tract 787R, 821 (Excepting lot 12) and 847

The boundaries of Zone 25 are coterminous with the boundaries of Escondido Tract Nos. 787R, 821 (excepting Lot 12) and 847, which are located on the north side of El Norte Parkway east of El Norte Hills Place. The nature and extent of the special benefit of the improvements to the property within Zone 25 includes the slope and parkway landscaping on the north side of El Norte Parkway extending from the west corner of Tract 787R to the east corner of Tract 821, a distance of approximately 770 feet of landscaped area.

Zone 26: Tract 856

The boundaries of Zone 26 are coterminous with the boundaries of Escondido Tract No. 856, which is located on the east side of Fig Street, south of El Norte Parkway and just north of Stanley Court in the northern area of the City. The nature and extent of the special benefit provided by the improvements to the property within Zone 26 includes approximately 2,700 square feet of parkway landscaping on the east side of Fig Street, for a distance of approximately 70 linear feet north of Jets Place (the entry street to the Tract 856 subdivision) and approximately 75 linear feet south of Jets Place.

Zone 27: Tract 850 Washington Hills

The boundaries of Zone 27 are coterminous with the boundaries of Escondido Tract No. 850, which is located north and south of a new segment of El Norte Parkway constructed with this development. The new segment of El Norte Parkway extends from a new intersection with Citrus Avenue on the west to a new intersection with Washington Avenue on the east. The nature and extent of the special benefit provided by the improvements to the property within Zone 27 include approximately 29,900 square feet of parkway landscaping located along the frontage property of Tract No. 850 on both El Norte Parkway and Washington Avenue. The annexation of area contained within Tentative Map 2006-08 in March 2008 added one parcel (3 additional dwelling units) to the existing 124 dwelling units for a total of 127 dwelling units. The new segment of El Norte Parkway extends from a new intersection with Citrus Avenue on the west to a new intersection with Washington Avenue on the east.

Zone 28: Tract 839 Eureka Ranch

The boundaries of Zone 28 are coterminous with the boundaries of Escondido Tract No. 839, which is located on the west side of East Valley Parkway for a distance of 800 feet north of El Norte Parkway and on both the east and west side of East Valley Parkway extending another 1,250 feet further north. The nature and extent of the special benefit provided by the improvements to the property within Zone 28 include the following: a 600 linear foot median in El Norte Parkway between Key Lime Way and East Valley Parkway encompassing approximately 2,400 square feet, an 800 linear foot median in East Valley Parkway between El Norte Parkway and Eureka Drive encompassing approximately 4,900 square feet, a 1,250 linear foot median in East Valley Parkway between Eureka Drive and Beven Drive encompassing approximately 7,675 square feet, 630 linear feet of parkway and open space (Lot A within Unit 2) on the north side of El Norte Parkway between Key Lime Way and East Valley Parkway encompassing approximately 20,420 square feet, 2,105 linear feet of parkway and open space (Lot A within Unit 2 and Unit 3) on the west side of East Valley Parkway between El Norte Parkway and Beven Drive encompassing approximately 148,235 square feet, 2,250 square feet of parkway and open space at the southeast corner of East Valley Parkway and Eureka Drive, 1,300 linear feet of parkway and open space (Lot A within Unit 4) on the east side of East Valley Parkway between Eureka Drive and Beven Drive encompassing approximately 88,100 square feet, 480 linear feet of median, parkway and open space (includes Lot A within Unit 3) on Beven Drive encompassing approximately 12,600 square feet, and 65 linear feet of parkway on the northeast corner of Wohlford Drive and Beven Drive encompassing approximately 420 square feet. The improvements to be maintained by the Landscape Maintenance District within these defined areas consist of trees, shrubs, ground cover, hardscape and an irrigation system. The total area of landscape and hardscape to be maintained is approximately 287,000 square feet. The improvements to be maintained by the HOA include all entry walls (including post and board fence, lighting and signage); trellis structures, decorative walls and benches.

Zone 29: Tract 861

The boundaries of Zone 29 are coterminous with the boundaries of Escondido Tract No. 861, which is located on the west side of Felicita Road, south of Brotherton Road, north of Escondido Lane and east of Interstate 15 in the central area of the City. The nature and extent of the special benefit provided by the improvements to the property within Zone 29 include approximately 4,578 square feet of parkway and grass channel landscaping on the west side of Felicita Road. The parkway extends for a distance of approximately 185 linear feet north of Rockwell Springs Court and approximately 405 linear feet south of the entry street.

Zone 30: Tract 880

The boundaries of Zone 30 are coterminous with the boundaries of Escondido Tract No. 880, which is located on the west side of Fig Street, south of Siggson Court and north of Stanley Court in the northern area of the City. The nature and extent of the special benefit provided by the improvements to the property within Zone 30 include approximately 1,910 square feet of parkway landscaping on the west side of Fig Street, for a distance of approximately 60 linear feet north of the entry street to Tract 880 and approximately 60 linear feet south of the entry street to Tract 880.

Zone 31: Tract 834

The boundaries of Zone 31 are coterminous with the boundaries of Escondido Tract No. 834, which is known as the Escondido Research and Technology Center. The nature and extent of the special benefit provided by the improvements to the property within Zone 31 include slope and right-of-way landscaping.

Zone 32: Tract 881 Washington Hills II

The boundaries of Zone 32 are coterminous with the boundaries of Escondido Tract No. 881, which is located on the south side of Washington Avenue between Alta Meadow Lane and Veronica Place. The improvements along Washington

Avenue to be maintained include 90 feet of parkway landscape east of Trovita Court and 85 feet of parkway landscape west of Trovita Court (approximately 875 square feet of maintained area). The nature and extent of the special benefit provided by the improvements to the property within Zone 32 include maintenance of trees, shrubs, ground cover and an irrigation system.

Zone 33: Tract 883

The boundaries of Zone 33 are coterminous with the boundaries of Escondido Tract No. 883, which is located on the north side of El Norte Parkway between Alita Lane and Greenway Drive. The nature and extent of the special benefit provided by the improvements to the property within Zone 33 include the following improvements along El Norte Parkway and Midway Drive, the main point of access from El Norte Parkway:

1. El Norte Parkway – approximately 300 linear feet of slope and parkway landscape west of Midway Drive and approximately 120 linear feet of slope and parkway landscape east of Midway Drive.
2. Midway Drive – approximately 120 linear feet of slope and parkway landscape north of El Norte Parkway on the west side and approximately 90 linear feet of slope and parkway landscape north of El Norte Parkway on the east side.

The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

Zone 34: Tract 901

The boundaries of Zone 34 are coterminous with the boundaries of Escondido Tract No. 901, which is located on the north side of Idaho Avenue just west of Purdum Lane. The nature and extent of the special benefit provided by the improvements to the property within Zone 34 include approximately 200 linear feet of slope and parkway landscaping along Idaho Avenue. The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

Zone 35: Tract 947

The boundaries of Zone 35 are coterminous with the boundaries of Escondido Tract No. 947, which is located on the south side of Hamilton Lane approximately 230 feet west of Bernardo Avenue. The nature and extent of the special benefit provided by the improvements to the property within Zone 35 include the improvements along Hamilton Lane, approximately 370 linear feet of parkway landscaping for a depth of 15 feet behind an existing sidewalk. The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

Zone 36: Tract 889

The boundaries of Zone 36 are coterminous with the boundaries of Escondido Tract No. 889, which is located on the north side of Lehner Avenue, south of Stanley Avenue and east of Ash Street in the northern area of the City. The nature and extent of the special benefit provided by the improvements to the property within Zone 36 include approximately 2,700 square feet of parkway landscaping on the south side of Stanley Avenue east and west of Alec Way, the entry street to Tract 889; 2,200 square feet of parkway landscaping on the north side of Lehner Avenue east and west of Alec Way; and 3,700 square feet of landscaped bio-swale at the southwest corner of the development. The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

Zone 37: Tract 934

Zone 37 is located at 1207 Gamble Street between Lincoln Avenue and El Norte Parkway. The improvements to be maintained by the Landscape Maintenance District include parkway landscape along approximately 120 feet of Gamble Street and along approximately 20 feet of Emilia Place. The landscaped areas include or will include trees, shrubs, groundcover, a bio-swale, and an automatic irrigation system. The landscaped area totals approximately 1,840 square feet.

Zone 38: Tract 888

The boundaries of Zone 38 are coterminous with the boundaries of Escondido Tract 888, which is located south of East Washington Avenue and west of North Citrus Avenue. The nature and extent of the special benefit provided by the improvements to the property within Zone 38 include planting materials such as ground cover, grass bio swale, shrubs and trees, irrigation systems, and natural drainage areas within Citrus Avenue right-of-way and dedicated 10-foot landscape parkway.

**E. IF BONDS OR NOTES WILL BE ISSUED PURSUANT TO SECTION 22662.5,
AN ESTIMATE OF THEIR PRINCIPAL AMOUNT**

For the current fiscal year the legislative body of the City of Escondido has not determined the need for bonds or notes to be issued.

CITY OF ESCONDIDO
LANDSCAPE AND MAINTENANCE ASSESSMENT DISTRICT

APPENDIX I

ESTIMATE OF COST AND ASSESSMENT

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 1 523A&B,653	ZONE 2 Tract 695	ZONE 3 Tract 708	ZONE 4 Tract 721	ZONE 5 Tract 723
Projected Beginning Balance (07/01/18)	\$57,488.80	\$9,263.87	\$18,216.86	\$17,283.55	\$13,238.78
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	5,987.52	4,990.64	4,490.64	5,987.52	5,987.52
Miscellaneous Repairs	10,000.00	4,000.00	6,000.00	4,000.00	7,500.00
Service/Utilities	11,645.00	3,495.00	3,250.00	7,745.00	7,730.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	27,632.52	12,485.64	13,740.64	17,732.52	21,217.52
<i>Administrative Costs</i>					
Administration/Inspection	10,000.00	2,100.00	1,500.00	1,230.00	1,200.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	1,170.78	600.00	600.00	1,000.00	1,000.00
County Fee	29.70	2.90	2.00	8.20	3.00
Subtotal Administrative Costs:	11,200.48	2,702.90	2,102.00	2,238.20	2,203.00
Subtotal Direct and Administrative:	\$38,833.00	\$15,188.54	\$15,842.64	\$19,970.72	\$23,420.52
Reserve	47,173.50	2,625.11	10,924.22	12,063.36	4,511.06
Total Expenditures:	\$86,006.50	\$17,813.65	\$26,766.86	\$32,034.08	\$27,931.58
Projected Ending Balance (June 30, 2019)	(\$28,517.70)	(\$8,549.78)	(\$8,550.00)	(\$14,750.53)	(\$14,692.80)
Calculated Required Net Levy	\$28,517.70	\$8,549.78	\$8,550.00	\$14,750.53	\$14,692.80
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	297	29	20	82	30
Authorized Maximum Levy 2019/20	\$96.03	\$294.83	\$427.50	\$179.89	\$489.77
Levy per Unit 2019/20	\$96.02	\$294.82	\$427.50	\$179.88	\$489.76
Actual Total Levy	\$28,517.94	\$8,549.78	\$8,550.00	\$14,750.16	\$14,692.80
<u>Historical Information</u>					
2019/20 Levy per Unit	\$96.02	\$294.82	\$427.50	\$179.88	\$489.76
2018/19 Levy per Unit	\$92.90	\$294.82	\$427.50	\$174.02	\$489.76
2017/18 Levy per Unit	\$90.18	\$294.82	\$427.50	\$168.94	\$489.76
2016/17 Levy per Unit	\$88.44	\$294.82	\$427.50	\$165.68	\$489.76
2015/16 Levy per Unit	\$87.04	\$294.82	\$427.50	\$163.04	\$489.76
2014/15 Levy per Unit	\$85.46	\$294.82	\$427.50	\$160.10	\$489.76
2013/14 Levy per Unit	\$84.35	\$294.82	\$427.50	\$158.00	\$489.76
2012/13 Levy per Unit	\$83.02	\$294.82	\$427.50	\$155.52	\$489.76
2011/12 Levy per Unit	\$80.58	\$294.82	\$427.50	\$150.94	\$489.76
2010/11 Levy per Unit	\$68.70	\$265.34	\$360.96	\$148.98	\$368.98
2009/10 Levy per Unit	\$68.94	\$235.30	\$310.96	\$101.32	\$270.98
2008/09 Levy per Unit	\$49.98	\$235.32	\$310.96	\$101.32	\$270.98
2007/08 Levy per Unit	\$49.98	\$149.96	\$186.10	\$101.32	\$270.98
2006/07 Levy per Unit	\$49.98	\$149.96	\$186.10	\$101.32	\$270.98
2005/06 Levy per Unit	\$49.98	\$159.96	\$198.86	\$101.32	\$270.98
2004/05 Levy per Unit	\$49.98	\$166.36	\$210.96	\$101.32	\$270.98
2003/04 Levy per Unit	\$49.98	\$235.32	\$310.96	\$101.32	\$270.98
2002/03 Levy per Unit	\$38.46	\$235.32	\$310.96	\$101.32	\$270.98
2001/02 Levy per Unit	\$59.76	\$235.32	\$310.96	\$101.32	\$270.98

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 6 Tract 611R	ZONE 7 Tract 733R	ZONE 8 Tract 789	ZONE 9 Laurel Valley	ZONE 10 Country Club
Projected Beginning Balance (07/01/18)	\$7,486.14	\$31,306.44	\$4,358.46	\$63,559.27	\$28,328.02
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,090.88	2,993.76	1,496.88	23,949.48	5,987.52
Miscellaneous Repairs	2,750.00	11,000.00	2,000.00	20,000.00	8,000.00
Service/Utilities	2,595.00	6,590.00	1,975.00	50,545.00	7,295.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	7,435.88	20,583.76	5,471.88	94,494.48	21,282.52
<i>Administrative Costs</i>					
Administration/Inspection	2,000.00	3,500.00	290.00	14,350.00	6,200.00
Liability Fund	250.00	0.00	0.00	0.00	0.00
Consultant	600.00	600.00	500.00	1,525.00	4,455.00
County Fee	1.30	2.20	2.90	15.60	152.40
Subtotal Administrative Costs:	2,851.30	4,102.20	792.90	15,890.60	10,807.40
Subtotal Direct and Administrative:	\$10,287.18	\$24,685.96	\$6,264.78	\$110,385.08	\$32,089.92
Reserve	3,193.00	21,915.76	709.48	40,309.55	25,746.16
Total Expenditures:	\$13,480.18	\$46,601.72	\$6,974.26	\$150,694.63	\$57,836.08
Projected Ending Balance (June 30, 2019)	(\$5,994.04)	(\$15,295.28)	(\$2,615.80)	(\$87,135.36)	(\$29,508.06)
Calculated Required Net Levy	\$5,994.04	\$15,295.28	\$2,615.80	\$87,135.36	\$29,508.06
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per EDU
Number of Benefit Units	13	22	29	156	1,571.25
Authorized Maximum Levy 2019/20	\$461.09	\$1,051.88	\$90.20	\$558.56	\$18.79
Levy per Unit 2019/20	\$461.08	\$695.24	\$90.20	\$558.56	\$18.78
Actual Total Levy	\$5,994.04	\$15,295.28	\$2,615.80	\$87,135.36	\$29,507.96
<u>Historical Information</u>					
2019/20 Levy per Unit	\$461.08	\$695.24	\$90.20	\$558.56	\$18.78
2018/19 Levy per Unit	\$446.06	\$695.24	\$90.20	\$540.36	\$18.18
2017/18 Levy per Unit	\$433.00	\$695.24	\$90.20	\$524.54	\$17.64
2016/17 Levy per Unit	\$424.66	\$688.36	\$90.20	\$514.44	\$17.30
2015/16 Levy per Unit	\$417.90	\$688.36	\$90.20	\$506.24	\$17.02
2014/15 Levy per Unit	\$410.38	\$663.36	\$90.20	\$497.12	\$16.72
2013/14 Levy per Unit	\$405.00	\$660.39	\$90.20	\$490.62	\$16.50
2012/13 Levy per Unit	\$398.62	\$629.12	\$90.20	\$482.88	\$16.24
2011/12 Levy per Unit	\$386.88	\$599.16	\$90.20	\$468.66	\$15.76
2010/11 Levy per Unit	\$381.84	\$582.16	\$90.20	\$462.56	\$15.56
2009/10 Levy per Unit	\$370.32	\$582.16	\$0.00	\$462.56	\$15.56
2008/09 Levy per Unit	\$279.98	\$299.00	\$0.00	\$448.60	\$15.08
2007/08 Levy per Unit	\$279.98	\$244.60	\$0.00	\$435.44	\$14.64
2006/07 Levy per Unit	\$279.98	\$244.60	\$0.00	\$421.12	\$14.16
2005/06 Levy per Unit	\$287.66	\$0.00	\$0.00	\$406.22	\$13.66
2004/05 Levy per Unit	\$299.94	\$0.00	\$0.00	\$391.90	\$13.18
2003/04 Levy per Unit	\$311.86	\$294.30	\$0.00	\$377.78	\$12.70
2002/03 Levy per Unit	\$300.86	\$332.15	\$0.00	\$365.00	\$12.28
2001/02 Levy per Unit	\$288.06	\$389.32	\$0.00	\$330.00	\$11.74

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 11 Parkwood	ZONE 12 Reidy Creek	ZONE 13 Ctr City Prkwy	ZONE 14 Tract 747	ZONE 15 Tract 805
Projected Beginning Balance (07/01/18)	\$54,554.51	\$60,706.14	\$14,670.40	\$11,708.48	\$17,512.69
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	23,949.48	8,981.28	4,490.64	1,496.88	2,993.76
Miscellaneous Repairs	17,560.00	49,840.00	5,500.00	3,000.00	4,000.00
Service/Utilities	63,230.00	0.00	4,510.00	2,660.00	3,560.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	104,739.48	58,821.28	14,500.64	7,156.88	10,553.76
<i>Administrative Costs</i>					
Administration/Inspection	6,500.00	18,000.00	5,250.00	400.00	1,800.00
Liability Fund	440.00	1,410.00	0.00	0.00	0.00
Consultant	1,595.00	1,500.00	525.00	340.00	525.00
County Fee	33.00	1.80	2.00	0.80	1.80
Subtotal Administrative Costs:	8,568.00	20,911.80	5,777.00	740.80	2,326.80
Subtotal Direct and Administrative:	\$113,307.48	\$79,733.08	\$20,277.64	\$7,897.68	\$12,880.56
Reserve	31,224.83	40,304.53	7,028.49	8,209.52	13,467.61
Total Expenditures:	\$144,532.31	\$120,037.61	\$27,306.13	\$16,107.20	\$26,348.17
Projected Ending Balance (June 30, 2019)	(\$89,977.80)	(\$59,331.47)	(\$12,635.73)	(\$4,398.72)	(\$8,835.48)
Calculated Required Net Levy	\$89,977.80	\$59,331.47	\$12,635.73	\$4,398.72	\$8,835.48
<u>City Contribution</u>	\$0.00	\$0.00	\$3,934.79	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Acre	Front Footage	Per Parcel	Per Parcel
Number of Benefit Units	330	86.19	1,515	8	18
Authorized Maximum Levy 2019/20	\$272.66	\$688.38	\$5.93	\$701.25	\$490.87
Levy per Unit 2019/20	\$272.66	\$688.38	\$5.74	\$549.84	\$490.86
Actual Total Levy	\$89,977.80	\$59,331.26	\$8,700.94	\$4,398.72	\$8,835.48
<u>Historical Information</u>					
2019/20 Levy per Unit	\$272.66	\$688.38	\$5.74	\$549.84	\$490.86
2018/19 Levy per Unit	\$263.78	\$688.38	\$5.74	\$549.84	\$474.86
2017/18 Levy per Unit	\$256.06	\$404.68	\$5.56	\$549.84	\$460.98
2016/17 Levy per Unit	\$251.12	\$388.20	\$5.46	\$459.52	\$452.08
2015/16 Levy per Unit	\$247.12	\$342.41	\$5.37	\$459.52	\$444.88
2014/15 Levy per Unit	\$242.66	\$405.52	\$5.28	\$459.52	\$436.88
2013/14 Levy per Unit	\$239.50	\$393.92	\$5.21	\$459.52	\$431.16
2012/13 Levy per Unit	\$207.50	\$383.72	\$4.74	\$459.52	\$424.36
2011/12 Levy per Unit	\$207.50	\$383.72	\$4.74	\$459.52	\$411.86
2010/11 Levy per Unit	\$207.50	\$383.72	\$4.74	\$459.52	\$385.42
2009/10 Levy per Unit	\$175.08	\$398.64	\$3.56	\$399.00	\$385.40
2008/09 Levy per Unit	\$175.08	\$199.00	\$2.67	\$399.00	\$299.00
2007/08 Levy per Unit	\$175.08	\$238.00	\$4.62	\$399.00	\$341.34
2006/07 Levy per Unit	\$175.08	\$238.00	\$4.46	\$399.00	\$325.00
2005/06 Levy per Unit	\$175.08	\$299.00	\$4.30	\$399.00	\$325.00
2004/05 Levy per Unit	\$175.08	\$335.42	\$3.98	\$399.00	\$295.00
2003/04 Levy per Unit	\$175.08	\$439.84	\$3.98	\$398.30	\$290.40
2002/03 Levy per Unit	\$175.08	\$439.84	\$3.26	\$285.20	\$244.46
2001/02 Levy per Unit	\$175.08	\$439.84	\$2.68	\$209.92	\$244.74

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 16 Tract 741	ZONE 17 Tract 800	ZONE 18 Tract 818	ZONE 19 Tract 819 & 844	ZONE 20 Tract 817
Projected Beginning Balance (07/01/18)	\$9,828.12	\$9,213.59	\$4,730.52	\$313,047.09	\$18,349.65
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	1,496.88	2,993.76	2,993.76	47,900.88	4,490.64
Miscellaneous Repairs	3,000.00	3,000.00	1,500.00	59,840.00	5,000.00
Service/Utilities	1,345.00	3,007.00	1,815.00	101,380.00	4,960.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	5,841.88	9,000.76	6,308.76	209,120.88	14,450.64
<i>Administrative Costs</i>					
Administration/Inspection	600.00	1,600.00	1,700.00	41,300.00	990.00
Liability Fund	0.00	0.00	0.00	1,335.00	0.00
Consultant	340.00	500.00	585.00	2,600.00	340.00
County Fee	1.00	4.70	5.00	26.20	0.90
Subtotal Administrative Costs:	941.00	2,104.70	2,290.00	45,261.20	1,330.90
Subtotal Direct and Administrative:	\$6,782.88	\$11,105.46	\$8,598.76	\$254,382.08	\$15,781.54
Reserve	6,551.44	4,699.41	1,083.76	239,397.85	12,580.07
Total Expenditures:	\$13,334.32	\$15,804.87	\$9,682.52	\$493,779.93	\$28,361.61
Projected Ending Balance (June 30, 2019)	(\$3,506.20)	(\$6,591.28)	(\$4,952.00)	(\$180,732.84)	(\$10,011.96)
Calculated Required Net Levy	\$3,506.20	\$6,591.28	\$4,952.00	\$180,732.84	\$10,011.96
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	10	47	50	262	9
Authorized Maximum Levy 2019/20	\$350.62	\$140.25	\$99.05	\$1,104.44	\$1,112.45
Levy per Unit 2019/20	\$350.62	\$140.24	\$99.04	\$689.82	\$1,112.44
Actual Total Levy	\$3,506.20	\$6,591.28	\$4,952.00	\$180,732.84	\$10,011.96
<u>Historical Information</u>					
2019/20 Levy per Unit	\$350.62	\$140.24	\$99.04	\$689.82	\$1,112.44
2018/19 Levy per Unit	\$339.18	\$135.66	\$95.82	\$689.82	\$1,076.18
2017/18 Levy per Unit	\$329.26	\$131.70	\$93.02	\$689.82	\$1,044.70
2016/17 Levy per Unit	\$320.96	\$129.16	\$91.22	\$689.82	\$1,024.56
2015/16 Levy per Unit	\$317.78	\$127.10	\$89.76	\$689.82	\$1,008.24
2014/15 Levy per Unit	\$298.44	\$124.82	\$88.16	\$659.32	\$990.08
2013/14 Levy per Unit	\$288.20	\$123.18	\$87.00	\$698.36	\$783.26
2012/13 Levy per Unit	\$303.12	\$121.24	\$85.62	\$688.36	\$783.26
2011/12 Levy per Unit	\$294.18	\$117.66	\$83.10	\$698.14	\$783.26
2010/11 Levy per Unit	\$290.36	\$116.14	\$82.02	\$579.22	\$696.42
2009/10 Levy per Unit	\$255.00	\$116.14	\$82.02	\$579.22	\$696.42
2008/09 Levy per Unit	\$255.00	\$108.12	\$54.98	\$579.22	\$591.78
2007/08 Levy per Unit	\$255.00	\$64.90	\$54.98	\$623.50	\$591.78
2006/07 Levy per Unit	\$255.00	\$64.90	\$54.98	\$623.50	\$591.78
2005/06 Levy per Unit	\$255.00	\$59.00	\$49.64	\$699.46	\$591.78
2004/05 Levy per Unit	\$237.40	\$49.96	\$32.00	\$699.46	\$591.78
2003/04 Levy per Unit	\$198.00	\$49.96	\$29.00	\$746.98	\$591.78
2002/03 Levy per Unit	\$185.36	\$42.96	\$27.34	\$363.74	\$591.78
2001/02 Levy per Unit	\$185.36	\$62.80	\$61.88	\$690.00	\$353.93

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 21 Tract 823	ZONE 22 Tract 808	ZONE 23 Tract 837	ZONE 24 Tract 824 & 845	ZONE 25 Tr. 847,821,787
Projected Beginning Balance (07/01/18)	\$18,760.39	\$22,228.09	\$14,976.92	\$26,156.00	\$31,470.20
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,993.76	2,993.76	1,496.88	8,981.28	1,496.88
Miscellaneous Repairs	10,000.00	5,000.00	3,000.00	6,000.00	6,000.00
Service/Utilities	3,625.00	4,205.00	2,615.00	18,260.00	3,115.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	16,618.76	12,198.76	7,111.88	33,241.28	10,611.88
<i>Administrative Costs</i>					
Administration/Inspection	1,940.00	4,025.00	2,500.00	6,920.00	5,250.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	525.00	700.00	780.00	1,310.00	1,055.00
County Fee	1.60	2.30	1.60	5.80	5.20
Subtotal Administrative Costs:	2,466.60	4,727.30	3,281.60	8,235.80	6,310.20
Subtotal Direct and Administrative:	\$19,085.36	\$16,926.06	\$10,393.48	\$41,477.08	\$16,922.08
Reserve	6,625.43	15,182.37	10,381.84	13,968.92	21,877.00
Total Expenditures:	\$25,710.79	\$32,108.43	\$20,775.32	\$55,446.00	\$38,799.08
Projected Ending Balance (June 30, 2019)	(\$6,950.40)	(\$9,880.34)	(\$5,798.40)	(\$29,290.00)	(\$7,328.88)
Calculated Required Net Levy	\$6,950.40	\$9,880.34	\$5,798.40	\$29,290.00	\$7,328.88
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	16	23	16	58	52
Authorized Maximum Levy 2019/20	\$632.25	\$1,069.69	\$512.65	\$505.00	\$340.05
Levy per Unit 2019/20	\$434.40	\$429.58	\$362.40	\$505.00	\$140.94
Actual Total Levy	\$6,950.40	\$9,880.34	\$5,798.40	\$29,290.00	\$7,328.88
<u>Historical Information</u>					
2019/20 Levy per Unit	\$434.40	\$429.58	\$362.40	\$505.00	\$140.94
2018/19 Levy per Unit	\$413.72	\$424.58	\$345.06	\$488.54	\$140.94
2017/18 Levy per Unit	\$593.74	\$417.04	\$321.70	\$474.24	\$319.34
2016/17 Levy per Unit	\$538.72	\$348.54	\$268.86	\$465.10	\$234.62
2015/16 Levy per Unit	\$533.40	\$345.10	\$266.20	\$457.70	\$232.30
2014/15 Levy per Unit	\$562.70	\$263.20	\$311.48	\$449.46	\$231.76
2013/14 Levy per Unit	\$555.34	\$398.48	\$367.48	\$443.56	\$168.10
2012/13 Levy per Unit	\$546.58	\$398.48	\$407.24	\$436.58	\$140.34
2011/12 Levy per Unit	\$530.50	\$392.12	\$430.14	\$423.72	\$175.94
2010/11 Levy per Unit	\$473.50	\$424.74	\$424.54	\$418.20	\$158.20
2009/10 Levy per Unit	\$473.50	\$584.02	\$396.26	\$418.20	\$83.10
2008/09 Levy per Unit	\$299.00	\$0.00	\$250.00	\$299.00	\$123.30
2007/08 Levy per Unit	\$299.00	\$0.00	\$199.00	\$299.00	\$123.30
2006/07 Levy per Unit	\$299.00	\$199.00	\$199.00	\$299.00	\$123.30
2005/06 Levy per Unit	\$299.00	\$44.02	\$199.00	\$250.68	\$123.30
2004/05 Levy per Unit	\$384.04	\$239.44	\$249.00	\$341.56	\$199.00
2003/04 Levy per Unit	\$384.04	\$278.46	\$293.72	\$341.56	\$229.04
2002/03 Levy per Unit	\$384.04	\$697.93	\$231.98	\$173.77	N/A
2001/02 Levy per Unit	\$212.09	N/A	N/A	N/A	N/A

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 26 Tracts 856	ZONE 27 Tract 850	ZONE 28 Tract 839	ZONE 29 Tract 861	ZONE 30 Tract 880
Projected Beginning Balance (07/01/18)	\$15,307.04	\$74,665.08	\$158,521.84	\$17,057.00	\$0.00
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	1,496.88	7,484.40	35,925.00	1,496.88	0.00
Miscellaneous Repairs	3,000.00	10,000.00	40,000.00	3,000.00	0.00
Service/Utilities	3,045.00	11,720.00	67,445.00	3,495.00	0.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	7,541.88	29,204.40	143,370.00	7,991.88	0.00
<i>Administrative Costs</i>					
Administration/Inspection	1,040.00	14,700.00	21,500.00	2,300.00	0.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	840.00	2,500.00	1,875.00	595.00	0.00
County Fee	1.30	12.70	34.00	1.20	0.00
Subtotal Administrative Costs:	1,881.30	17,212.70	23,409.00	2,896.20	0.00
Subtotal Direct and Administrative:	\$9,423.18	\$46,417.10	\$166,779.00	\$10,888.08	\$0.00
Reserve	12,197.96	60,496.55	116,584.04	12,353.72	0.00
Total Expenditures:	\$21,621.14	\$106,913.65	\$283,363.04	\$23,241.80	\$0.00
Projected Ending Balance (June 30, 2019)	(\$6,314.10)	(\$32,248.57)	(\$124,841.20)	(\$6,184.80)	\$0.00
Calculated Required Net Levy	\$6,314.10	\$32,248.57	\$124,841.20	\$6,184.80	\$0.00
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	13	127	340	12	4
Authorized Maximum Levy 2019/20	\$570.09	\$510.12	\$565.10	\$604.99	\$824.99
Levy per Unit 2019/20	\$485.70	\$253.92	\$367.18	\$515.40	\$0.00
Actual Total Levy	\$6,314.10	\$32,247.84	\$124,841.20	\$6,184.80	\$0.00
<u>Historical Information</u>					
2019/20 Levy per Unit	\$485.70	\$253.92	\$367.18	\$515.40	\$0.00
2018/19 Levy per Unit	\$485.70	\$230.84	\$349.70	\$515.40	\$0.00
2017/18 Levy per Unit	\$516.68	\$233.70	\$296.32	\$557.20	\$0.00
2016/17 Levy per Unit	\$443.52	\$302.42	\$331.76	\$476.56	\$0.00
2015/16 Levy per Unit	\$439.14	\$299.44	\$331.76	\$476.56	\$0.00
2014/15 Levy per Unit	\$459.48	\$273.68	\$296.32	\$434.22	\$0.00
2013/14 Levy per Unit	\$455.36	\$214.48	\$274.58	\$374.04	\$0.00
2012/13 Levy per Unit	\$455.36	\$214.48	\$274.58	\$374.04	\$0.00
2011/12 Levy per Unit	\$478.32	\$195.88	\$265.76	\$497.86	\$0.00
2010/11 Levy per Unit	\$406.10	\$186.62	\$216.72	\$0.00	\$0.00
2009/10 Levy per Unit	\$406.10	\$62.86	\$195.64	\$262.90	\$0.00
2008/09 Levy per Unit	\$295.00	\$40.36	\$193.40	\$0.00	\$0.00
2007/08 Levy per Unit	\$395.48	\$86.62	\$440.54	\$394.60	\$499.00
2006/07 Levy per Unit	\$395.48	\$259.70	\$43.48	\$394.60	\$499.00
2005/06 Levy per Unit	\$395.48	\$370.06	\$0.00	\$439.68	\$587.60
2004/05 Levy per Unit	\$395.48	N/A	N/A	N/A	N/A
2003/04 Levy per Unit	N/A	N/A	N/A	N/A	N/A
2002/03 Levy per Unit	N/A	N/A	N/A	N/A	N/A
2001/02 Levy per Unit	N/A	N/A	N/A	N/A	N/A

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 31 Tract 834	ZONE 32 Tract 881	ZONE 33 Tract 883	ZONE 34 Tract 901	ZONE 35 Tract 947
Projected Beginning Balance (07/01/18)	\$2.29	\$12,308.28	\$18,227.97	\$15,109.93	\$12,044.74
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	0.00	1,496.88	2,993.76	1,496.88	1,496.88
Miscellaneous Repairs	0.00	3,000.00	3,000.00	5,000.00	3,000.00
Service/Utilities	0.00	2,085.00	5,330.00	2,940.00	3,460.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	6,581.88	11,323.76	9,436.88	7,956.88
<i>Administrative Costs</i>					
Administration/Inspection	2.29	2,100.00	1,100.00	600.00	750.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	0.00	525.00	525.00	505.00	705.00
County Fee	0.00	2.20	1.10	0.50	0.60
Subtotal Administrative Costs:	2.29	2,627.20	1,626.10	1,105.50	1,455.60
Subtotal Direct and Administrative:	\$2.29	\$9,209.08	\$12,949.86	\$10,542.38	\$9,412.48
Reserve	0.00	8,368.64	15,137.63	10,795.55	9,035.58
Total Expenditures:	\$2.29	\$17,577.72	\$28,087.49	\$21,337.93	\$18,448.06
Projected Ending Balance (June 30, 2019)	\$0.00	(\$5,269.44)	(\$9,859.52)	(\$6,228.00)	(\$6,403.32)
Calculated Required Net Levy	\$0.00	\$5,269.44	\$9,859.52	\$6,228.00	\$6,403.32
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	\$0.00	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	-	22	11	5	6
Authorized Maximum Levy 2019/20	\$0.00	\$310.37	\$996.10	\$1,326.37	\$1,103.17
Levy per Unit 2019/20	\$0.00	\$239.52	\$896.32	\$1,245.60	\$1,067.22
Actual Total Levy	\$0.00	\$5,269.44	\$9,859.52	\$6,228.00	\$6,403.32
<u>Historical Information</u>					
2019/20 Levy per Unit	\$0.00	\$239.52	\$896.32	\$1,245.60	\$1,067.22
2018/19 Levy per Unit	\$0.00	\$228.12	\$896.32	\$1,245.60	\$1,067.22
2017/18 Levy per Unit	\$0.00	\$291.46	\$935.44	\$1,245.60	\$740.58
2016/17 Levy per Unit	\$0.00	\$206.16	\$917.40	\$1,221.58	\$624.64
2015/16 Levy per Unit	\$0.00	\$204.12	\$902.80	\$1,202.12	\$618.46
2014/15 Levy per Unit	\$0.00	\$276.22	\$886.54	\$1,180.48	\$644.40
2013/14 Levy per Unit	\$0.00	\$179.98	\$874.94	\$999.30	\$968.98
2012/13 Levy per Unit	\$0.00	\$198.44	\$861.14	\$990.98	\$953.70
2011/12 Levy per Unit	\$0.00	\$195.44	\$835.78	\$990.98	\$925.62
2010/11 Levy per Unit	\$0.00	\$195.44	\$824.90	\$990.98	\$62.72
2009/10 Levy per Unit	\$0.00	\$197.44	\$673.98	\$899.72	\$0.00
2008/09 Levy per Unit	\$0.00	\$145.82	\$499.94	\$816.76	\$788.78
2007/08 Levy per Unit	\$0.00	\$241.96	\$776.53	\$886.54	\$856.76
2006/07 Levy per Unit	\$0.00	\$233.50	\$750.54	\$998.10	\$998.10
2005/06 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2004/05 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2003/04 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2002/03 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2001/02 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

Appendix I
Estimate of Cost and Assessment

ZONE DESCRIPTION	ZONE 36 Tract 889	ZONE 37 Tract 934	ZONE 38 Tract 888	TOTAL ZONES
Projected Beginning Balance (07/01/18)	\$15,959.58	\$13,829.85	\$11,431.31	\$1,242,907.89
<u>Expenditures</u>				
<i>Direct Costs</i>				
Maintenance	0.00	2,640.00	1,496.52	241,736.96
Miscellaneous Repairs	0.00	2,000.00	5,000.00	334,490.00
Service/Utilities	0.00	3,995.00	2,430.00	427,097.00
Annual Installment	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	8,635.00	8,926.52	1,003,323.96
<i>Administrative Costs</i>				
Administration/Inspection	1,500.00	600.00	500.00	187,837.29
Liability Fund	0.00	0.00	0.00	3,435.00
Consultant	1,500.00	600.00	772.16	36,212.94
County Fee	0.00	0.50	0.70	368.70
Subtotal Administrative Costs:	3,000.00	1,200.50	1,272.86	227,853.93
Subtotal Direct and Administrative:	\$3,000.00	\$9,835.50	\$10,199.38	\$1,231,177.89
Reserve	0.00	7,303.15	6,286.91	860,314.00
Total Expenditures:	\$3,000.00	\$17,138.65	\$16,486.29	\$2,091,491.89
Projected Ending Balance (June 30, 2019)	\$12,959.58	(\$3,308.80)	(\$5,054.98)	
Calculated Required Net Levy	(\$12,959.58)	\$3,308.80	\$5,054.98	\$848,584.00
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$3,934.79
<u>Apportionment</u>				
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	
Number of Benefit Units	16	5	7	5,317.44
Authorized Maximum Levy 2019/20	\$846.66	\$0.00	\$1,117.95	
Levy per Unit 2019/20	\$0.00	\$661.76	\$722.14	
Actual Total Levy	\$0.00	\$3,308.80	\$5,054.98	\$857,607.62
<u>Historical Information</u>				
2019/20 Levy per Unit	\$0.00	\$661.76	\$722.14	
2018/19 Levy per Unit	\$0.00	\$661.76	\$722.14	
2017/18 Levy per Unit	\$0.00	\$0.00	\$1,029.64	
2016/17 Levy per Unit	\$0.00	\$1,084.32	\$913.76	
2015/16 Levy per Unit	\$0.00	\$1,067.07	\$913.76	
2014/15 Levy per Unit	\$26.64	\$0.00	\$995.00	
2013/14 Levy per Unit	\$147.12	\$0.00	NA	
2012/13 Levy per Unit	\$256.22	\$0.00	NA	
2011/12 Levy per Unit	\$390.35	\$0.00	NA	
2010/11 Levy per Unit	\$301.60	N/A	NA	
2009/10 Levy per Unit	\$330.41	N/A	NA	
2008/09 Levy per Unit	\$136.04	N/A	N/A	
2007/08 Levy per Unit	N/A	N/A	N/A	
2006/07 Levy per Unit	N/A	N/A	N/A	
2005/06 Levy per Unit	N/A	N/A	N/A	
2004/05 Levy per Unit	N/A	N/A	N/A	
2003/04 Levy per Unit	N/A	N/A	N/A	
2002/03 Levy per Unit	N/A	N/A	N/A	
2001/02 Levy per Unit	N/A	N/A	N/A	

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

**CITY OF ESCONDIDO
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT**

APPENDIX II

ASSESSMENT ROLL

The assessment roll shows, for every Zone, each assessor parcel number and the proposed assessment amount.

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-481-01-00	2245 Eucalyptus Ave	1	\$96.02
238-481-02-00	2257 Eucalyptus Ave	1	\$96.02
238-481-03-00	2301 Eucalyptus Ave	1	\$96.02
238-481-04-00	2313 Eucalyptus Ave	1	\$96.02
238-481-05-00	2325 Eucalyptus Ave	1	\$96.02
238-481-06-00	2337 Eucalyptus Ave	1	\$96.02
238-481-07-00	2415 Eucalyptus Ave	1	\$96.02
238-481-08-00	2427 Eucalyptus Ave	1	\$96.02
238-481-09-00	2439 Eucalyptus Ave	1	\$96.02
238-481-10-00	2451 Eucalyptus Ave	1	\$96.02
238-482-01-00	1629 Buckskin Dr	1	\$96.02
238-482-02-00	1619 Buckskin Dr	1	\$96.02
238-482-03-00	1609 Buckskin Dr	1	\$96.02
238-482-04-00	1543 Buckskin Dr	1	\$96.02
238-482-05-00	1535 Buckskin Dr	1	\$96.02
238-482-06-00	1527 Buckskin Dr	1	\$96.02
238-482-07-00	1519 Buckskin Dr	1	\$96.02
238-482-08-00	1511 Buckskin Dr	1	\$96.02
238-482-09-00	1439 Buckskin Dr	1	\$96.02
238-482-10-00	1433 Buckskin Dr	1	\$96.02
238-482-11-00	1427 Buckskin Dr	1	\$96.02
238-482-12-00	1421 Buckskin Dr	1	\$96.02
238-482-13-00	1415 Buckskin Dr	1	\$96.02
238-483-01-00	1627 Winsome Dr	1	\$96.02
238-483-02-00	1617 Winsome Dr	1	\$96.02
238-483-03-00	1607 Winsome Dr	1	\$96.02
238-483-04-00	1545 Winsome Dr	1	\$96.02
238-483-05-00	1537 Winsome Dr	1	\$96.02
238-483-06-00	1529 Winsome Dr	1	\$96.02
238-483-07-00	1521 Winsome Dr	1	\$96.02
238-483-08-00	1513 Winsome Dr	1	\$96.02
238-483-09-00	1449 Winsome Dr	1	\$96.02
238-483-10-00	1441 Winsome Dr	1	\$96.02
238-483-11-00	1435 Winsome Dr	1	\$96.02
238-483-12-00	1429 Winsome Dr	1	\$96.02
238-483-13-00	1423 Winsome Dr	1	\$96.02
238-483-14-00	1417 Winsome Dr	1	\$96.02
238-483-15-00	1411 Winsome Dr	1	\$96.02
238-483-16-00	1409 Mandeville Dr	1	\$96.02
238-483-17-00	1405 Mandeville Dr	1	\$96.02
238-483-18-00	2320 Cortina Cir	1	\$96.02
238-483-19-00	2328 Cortina Cir	1	\$96.02
238-483-20-00	2336 Cortina Cir	1	\$96.02
238-483-21-00	2342 Cortina Cir	1	\$96.02
238-484-01-00	1631 Cortina Cir	1	\$96.02
238-484-02-00	1621 Cortina Cir	1	\$96.02
238-484-03-00	1611 Cortina Cir	1	\$96.02
238-484-04-00	1539 Cortina Cir	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-484-05-00	1529 Cortina Cir	1	\$96.02
238-484-06-00	1519 Cortina Cir	1	\$96.02
238-484-07-00	1509 Cortina Cir	1	\$96.02
238-484-08-00	1441 Cortina Cir	1	\$96.02
238-484-09-00	1433 Cortina Cir	1	\$96.02
238-484-10-00	1425 Cortina Cir	1	\$96.02
238-484-11-00	1417 Cortina Cir	1	\$96.02
238-484-12-00	1412 Ventana Dr	1	\$96.02
238-484-13-00	1420 Ventana Dr	1	\$96.02
238-484-14-00	1428 Ventana Dr	1	\$96.02
238-484-15-00	1436 Ventana Dr	1	\$96.02
238-484-16-00	1444 Ventana Dr	1	\$96.02
238-484-17-00	1452 Ventana Dr	1	\$96.02
238-484-18-00	1510 Ventana Dr	1	\$96.02
238-484-19-00	1520 Ventana Dr	1	\$96.02
238-484-20-00	1530 Ventana Dr	1	\$96.02
238-484-21-00	1540 Ventana Dr	1	\$96.02
238-484-22-00	1550 Ventana Dr	1	\$96.02
238-484-23-00	1610 Ventana Dr	1	\$96.02
238-484-24-00	1620 Ventana Dr	1	\$96.02
238-484-25-00	1630 Ventana Dr	1	\$96.02
238-484-26-00	1640 Ventana Dr	1	\$96.02
238-485-01-00	2470 Eucalyptus Ave	1	\$96.02
238-485-02-00	2460 Eucalyptus Ave	1	\$96.02
238-485-03-00	1639 Ventana Dr	1	\$96.02
238-485-04-00	1629 Ventana Dr	1	\$96.02
238-485-05-00	1619 Ventana Dr	1	\$96.02
238-485-06-00	1609 Ventana Dr	1	\$96.02
238-485-07-00	1549 Ventana Dr	1	\$96.02
238-485-08-00	1539 Ventana Dr	1	\$96.02
238-485-09-00	1529 Ventana Dr	1	\$96.02
238-485-10-00	1519 Ventana Dr	1	\$96.02
238-485-11-00	1509 Ventana Dr	1	\$96.02
238-485-12-00	1451 Ventana Dr	1	\$96.02
238-485-13-00	1445 Ventana Dr	1	\$96.02
238-485-14-00	1437 Ventana Dr	1	\$96.02
238-485-15-00	1431 Ventana Dr	1	\$96.02
238-485-16-00	1425 Ventana Dr	1	\$96.02
238-485-17-00	1417 Ventana Dr	1	\$96.02
238-485-18-00	2463 Monterey Dr	1	\$96.02
238-485-19-00	2475 Monterey Dr	1	\$96.02
238-485-20-00	2488 Monterey Dr	1	\$96.02
238-485-21-00	2484 Monterey Dr	1	\$96.02
238-485-22-00	2480 Monterey Dr	1	\$96.02
238-485-23-00	2470 Monterey Dr	1	\$96.02
238-485-24-00	2460 Monterey Dr	1	\$96.02
238-485-25-00	2450 Monterey Dr	1	\$96.02
238-485-26-00	2440 Monterey Dr	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-485-27-00	2335 Cortina Cir	1	\$96.02
238-485-28-00	2329 Cortina Cir	1	\$96.02
238-485-29-00	2321 Cortina Cir	1	\$96.02
238-491-67-00	2225 Cortina Cir	1	\$96.02
238-491-68-00	2223 Cortina Cir	1	\$96.02
238-491-69-00	2221 Cortina Cir	1	\$96.02
238-491-70-00	2220 Eucalyptus Ave	1	\$96.02
238-491-71-00	2218 Eucalyptus Ave	1	\$96.02
238-491-72-00	1465 Hamilton Ln	1	\$96.02
238-491-73-00	1455 Hamilton Ln	1	\$96.02
238-491-74-00	1445 Hamilton Ln	1	\$96.02
238-491-75-00	1435 Hamilton Ln	1	\$96.02
238-491-76-00	1425 Hamilton Ln	1	\$96.02
238-493-01-00	2319 Cortina Cir	1	\$96.02
238-493-02-00	2317 Cortina Cir	1	\$96.02
238-493-03-00	2315 Cortina Cir	1	\$96.02
238-493-04-00	2313 Cortina Cir	1	\$96.02
238-493-05-00	2301 Cortina Cir	1	\$96.02
238-493-06-00	2243 Cortina Cir	1	\$96.02
238-493-07-00	1375 Orinda Pl	1	\$96.02
238-493-08-00	2307 Cortina Cir	1	\$96.02
238-493-09-00	1365 Orinda Pl	1	\$96.02
238-493-11-00	1353 Orinda Pl	1	\$96.02
238-493-12-00	1354 Orinda Pl	1	\$96.02
238-493-13-00	1366 Orinda Pl	1	\$96.02
238-493-14-00	1386 Orinda Pl	1	\$96.02
238-493-15-00	1396 Orinda Pl	1	\$96.02
238-493-16-00	2241 Cortina Cir	1	\$96.02
238-493-17-00	2239 Cortina Cir	1	\$96.02
238-493-18-00	2237 Cortina Cir	1	\$96.02
238-493-19-00	2235 Cortina Cir	1	\$96.02
238-493-20-00	2233 Cortina Cir	1	\$96.02
238-493-21-00	2227 Cortina Cir	1	\$96.02
238-493-22-00	1355 Orinda Pl	1	\$96.02
238-494-01-00	2220 Cortina Cir	1	\$96.02
238-494-02-00	2222 Cortina Cir	1	\$96.02
238-494-03-00	2224 Cortina Cir	1	\$96.02
238-494-04-00	2226 Cortina Cir	1	\$96.02
238-494-05-00	2234 Cortina Cir	1	\$96.02
238-494-06-00	2237 Winsome Pl	1	\$96.02
238-494-07-00	2238 Winsome Pl	1	\$96.02
238-494-08-00	2240 Winsome Pl	1	\$96.02
238-494-09-00	2242 Winsome Pl	1	\$96.02
238-494-10-00	2244 Winsome Pl	1	\$96.02
238-494-11-00	2246 Winsome Pl	1	\$96.02
238-494-12-00	1406 Mandeville Dr	1	\$96.02
238-494-13-00	2248 Winsome Pl	1	\$96.02
238-494-14-00	1410 Mandeville Dr	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-494-15-00	1412 Mandeville Dr	1	\$96.02
238-494-16-00	2239 Winsome Pl	1	\$96.02
238-494-17-00	2243 Winsome Pl	1	\$96.02
238-494-18-00	1403 Stoneridge Cir	1	\$96.02
238-494-19-00	1395 Stoneridge Cir	1	\$96.02
238-494-20-00	1387 Stoneridge Cir	1	\$96.02
238-494-21-00	1385 Stoneridge Cir	1	\$96.02
238-494-22-00	1383 Stoneridge Cir	1	\$96.02
238-494-23-00	1381 Stoneridge Cir	1	\$96.02
238-494-24-00	1379 Stoneridge Cir	1	\$96.02
238-494-25-00	1377 Stoneridge Cir	1	\$96.02
238-494-26-00	1375 Stoneridge Cir	1	\$96.02
238-494-27-00	1373 Stoneridge Cir	1	\$96.02
238-494-28-00	1371 Stoneridge Cir	1	\$96.02
238-494-29-00	2224 Eucalyptus Ave	1	\$96.02
238-494-30-00	1366 Stoneridge Cir	1	\$96.02
238-494-31-00	1368 Stoneridge Cir	1	\$96.02
238-494-32-00	1370 Stoneridge Cir	1	\$96.02
238-494-33-00	1372 Stoneridge Cir	1	\$96.02
238-494-34-00	1376 Stoneridge Cir	1	\$96.02
238-494-35-00	1378 Stoneridge Cir	1	\$96.02
238-494-36-00	1380 Stoneridge Cir	1	\$96.02
238-494-37-00	1382 Stoneridge Cir	1	\$96.02
238-494-38-00	1422 Mandeville Pl	1	\$96.02
238-494-39-00	1432 Mandeville Pl	1	\$96.02
238-494-40-00	1512 Mandeville Pl	1	\$96.02
238-494-41-00	1528 Mandeville Pl	1	\$96.02
238-494-42-00	1540 Mandeville Pl	1	\$96.02
238-494-43-00	1560 Mandeville Pl	1	\$96.02
238-494-44-00	1610 Mandeville Pl	1	\$96.02
238-494-45-00	1616 Mandeville Pl	1	\$96.02
238-494-46-00	1618 Shalimar Pl	1	\$96.02
238-494-47-00	1612 Shalimar Pl	1	\$96.02
238-494-48-00	1566 Shalimar Pl	1	\$96.02
238-494-49-00	1544 Shalimar Pl	1	\$96.02
238-494-50-00	1530 Shalimar Pl	1	\$96.02
238-494-51-00	1615 Mandeville Pl	1	\$96.02
238-494-52-00	1609 Mandeville Pl	1	\$96.02
238-494-53-00	1557 Mandeville Pl	1	\$96.02
238-494-54-00	1539 Mandeville Pl	1	\$96.02
238-494-55-00	1527 Mandeville Pl	1	\$96.02
238-494-56-00	1524 Stoneridge Cir	1	\$96.02
238-494-57-00	1422 Stoneridge Cir	1	\$96.02
238-494-58-00	1419 Stoneridge Cir	1	\$96.02
238-494-59-00	1425 Stoneridge Cir	1	\$96.02
238-494-60-00	1437 Stoneridge Cir	1	\$96.02
238-494-61-00	1521 Stoneridge Cir	1	\$96.02
238-494-62-00	1529 Stoneridge Cir	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-494-63-00	1535 Stoneridge Cir	1	\$96.02
238-494-64-00	1555 Stoneridge Cir	1	\$96.02
238-494-65-00	1611 Stoneridge Cir	1	\$96.02
238-494-66-00	1617 Stoneridge Cir	1	\$96.02
238-500-01-00	1695 Hamilton Ln	1	\$96.02
238-500-02-00	1677 Hamilton Ln	1	\$96.02
238-500-03-00	1659 Hamilton Ln	1	\$96.02
238-500-04-00	1641 Hamilton Ln	1	\$96.02
238-500-05-00	1623 Hamilton Ln	1	\$96.02
238-500-06-00	1605 Hamilton Ln	1	\$96.02
238-500-07-00	1593 Hamilton Ln	1	\$96.02
238-500-08-00	1573 Hamilton Ln	1	\$96.02
238-500-09-00	1553 Hamilton Ln	1	\$96.02
238-500-10-00	1533 Hamilton Ln	1	\$96.02
238-500-11-00	2217 Eucalyptus Ave	1	\$96.02
238-500-12-00	2219 Eucalyptus Ave	1	\$96.02
238-500-13-00	2221 Eucalyptus Ave	1	\$96.02
238-500-14-00	2223 Eucalyptus Ave	1	\$96.02
238-500-15-00	1600 Glade Pl	1	\$96.02
238-500-16-00	1610 Glade Pl	1	\$96.02
238-500-17-00	1620 Glade Pl	1	\$96.02
238-500-18-00	1631 Glade Pl	1	\$96.02
238-500-19-00	1621 Glade Pl	1	\$96.02
238-500-20-00	1611 Glade Pl	1	\$96.02
238-500-21-00	2225 Eucalyptus Ave	1	\$96.02
238-500-22-00	2227 Eucalyptus Ave	1	\$96.02
238-500-23-00	1640 Cambria Pl	1	\$96.02
238-500-24-00	1644 Cambria Pl	1	\$96.02
238-500-25-00	1654 Cambria Pl	1	\$96.02
238-500-26-00	1664 Cambria Pl	1	\$96.02
238-500-27-00	1674 Cambria Pl	1	\$96.02
238-500-28-00	1684 Cambria Pl	1	\$96.02
238-500-29-00	1683 Cambria Pl	1	\$96.02
238-500-30-00	1673 Cambria Pl	1	\$96.02
238-500-31-00	1663 Cambria Pl	1	\$96.02
238-500-32-00	1653 Cambria Pl	1	\$96.02
238-500-33-00	1643 Cambria Pl	1	\$96.02
238-500-34-00	2229 Eucalyptus Ave	1	\$96.02
238-500-35-00	2231 Eucalyptus Ave	1	\$96.02
238-500-36-00	2233 Eucalyptus Ave	1	\$96.02
238-500-37-00	2235 Eucalyptus Ave	1	\$96.02
238-500-38-00	2237 Eucalyptus Ave	1	\$96.02
238-500-39-00	2239 Eucalyptus Ave	1	\$96.02
238-500-40-00	2241 Eucalyptus Ave	1	\$96.02
238-500-41-00	2243 Eucalyptus Ave	1	\$96.02
238-500-42-00	1625 Stoneridge Cir	1	\$96.02
238-500-43-00	2244 Eucalyptus Ave	1	\$96.02
238-500-44-00	2242 Eucalyptus Ave	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-500-45-00	2240 Eucalyptus Ave	1	\$96.02
238-500-46-00	2238 Eucalyptus Ave	1	\$96.02
238-500-47-00	2234 Eucalyptus Ave	1	\$96.02
238-500-48-00	2232 Eucalyptus Ave	1	\$96.02
238-500-49-00	2230 Eucalyptus Ave	1	\$96.02
238-540-01-00	2201 Eucalyptus Ave	1	\$96.02
238-540-02-00	2203 Eucalyptus Ave	1	\$96.02
238-540-03-00	2205 Eucalyptus Ave	1	\$96.02
238-540-04-00	2207 Eucalyptus Ave	1	\$96.02
238-540-05-00	2209 Eucalyptus Ave	1	\$96.02
238-540-06-00	2211 Eucalyptus Ave	1	\$96.02
238-540-07-00	1512 Hillstone Ave	1	\$96.02
238-540-08-00	1534 Hillstone Ave	1	\$96.02
238-540-09-00	1556 Hillstone Ave	1	\$96.02
238-540-10-00	2220 Blossom Hill Ln	1	\$96.02
238-540-11-00	2216 Blossom Hill Ln	1	\$96.02
238-540-12-00	2212 Blossom Hill Ln	1	\$96.02
238-540-13-00	2208 Blossom Hill Ln	1	\$96.02
238-540-14-00	2204 Blossom Hill Ln	1	\$96.02
238-540-15-00	2200 Blossom Hill Ln	1	\$96.02
238-540-16-00	2202 Sonrisa Gln	1	\$96.02
238-540-17-00	2206 Sonrisa Gln	1	\$96.02
238-540-18-00	2210 Sonrisa Gln	1	\$96.02
238-540-19-00	2214 Sonrisa Gln	1	\$96.02
238-540-20-00	2218 Sonrisa Gln	1	\$96.02
238-540-21-00	2222 Sonrisa Gln	1	\$96.02
238-540-22-00	2226 Sonrisa Gln	1	\$96.02
238-540-23-00	2230 Sonrisa Gln	1	\$96.02
238-540-24-00	1608 Hillstone Ave	1	\$96.02
238-540-25-00	1620 Hillstone Ave	1	\$96.02
238-540-26-00	1632 Hillstone Ave	1	\$96.02
238-540-27-00	1654 Hillstone Ave	1	\$96.02
238-540-28-00	1676 Hillstone Ave	1	\$96.02
238-540-29-00	1698 Hillstone Ave	1	\$96.02
238-540-30-00	2227 Villa Verde Rd	1	\$96.02
238-540-31-00	2239 Villa Verde Rd	1	\$96.02
238-540-32-00	2261 Villa Verde Rd	1	\$96.02
238-540-33-00	2283 Villa Verde Rd	1	\$96.02
238-540-34-00	2286 Villa Verde Rd	1	\$96.02
238-540-35-00	2264 Villa Verde Rd	1	\$96.02
238-540-36-00	1671 Hillstone Ave	1	\$96.02
238-540-37-00	1639 Hillstone Ave	1	\$96.02
238-540-38-00	1627 Hillstone Ave	1	\$96.02
238-540-41-00	1571 Hillstone Ave	1	\$96.02
238-540-42-00	1559 Hillstone Ave	1	\$96.02
238-540-43-00	1537 Hillstone Ave	1	\$96.02
238-540-44-00	1515 Hillstone Ave	1	\$96.02
238-540-45-00	1504 Hamilton Ln	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-540-46-00	1528 Hamilton Ln	1	\$96.02
238-540-47-00	1546 Hamilton Ln	1	\$96.02
238-540-48-00	1560 Hamilton Ln	1	\$96.02
238-540-51-00	1626 Hamilton Ln	1	\$96.02
238-540-52-00	1644 Hamilton Ln	1	\$96.02
238-540-53-00	1608 Hamilton Ln	1	\$96.02
238-540-55-00	1582 Hamilton Ln	1	\$96.02
238-540-57-00	1605 Hillstone Ave	1	\$96.02
238-540-58-00	1593 Hillstone Ave	1	\$96.02
Totals:	Parcels: 297		\$28,517.94

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 2
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-820-01-00	1862 Lookout Point Pl	1	\$294.82
226-820-02-00	1858 Lookout Point Pl	1	\$294.82
226-820-03-00	1854 Lookout Point Pl	1	\$294.82
226-820-04-00	1850 Lookout Point Pl	1	\$294.82
226-820-05-00	1851 Lookout Point Pl	1	\$294.82
226-820-06-00	1855 Lookout Point Pl	1	\$294.82
226-820-07-00	1859 Lookout Point Pl	1	\$294.82
226-820-08-00	1049 Sunset Heights Rd	1	\$294.82
226-820-09-00	1057 Sunset Heights Rd	1	\$294.82
226-820-10-00	1063 Sunset Heights Rd	1	\$294.82
226-820-11-00	1864 Eagle Summit Pl	1	\$294.82
226-820-12-00	1860 Eagle Summit Pl	1	\$294.82
226-820-13-00	1852 Eagle Summit Pl	1	\$294.82
226-820-14-00	1850 Eagle Summit Pl	1	\$294.82
226-820-15-00	1851 Eagle Summit Pl	1	\$294.82
226-820-16-00	1853 Eagle Summit Pl	1	\$294.82
226-820-17-00	1855 Eagle Summit Pl	1	\$294.82
226-820-18-00	1857 Eagle Summit Pl	1	\$294.82
226-820-19-00	1859 Eagle Summit Pl	1	\$294.82
226-820-20-00	1861 Eagle Summit Pl	1	\$294.82
226-820-21-00	1071 Sunset Heights Rd	1	\$294.82
226-820-22-00	1862 Skyhill Pl	1	\$294.82
226-820-23-00	1856 Skyhill Pl	1	\$294.82
226-820-24-00	1852 Skyhill Pl	1	\$294.82
226-820-25-00	1850 Skyhill Pl	1	\$294.82
226-820-26-00	1851 Skyhill Pl	1	\$294.82
226-820-27-00	1853 Skyhill Pl	1	\$294.82
226-820-28-00	1857 Skyhill Pl	1	\$294.82
226-820-29-00	1861 Skyhill Pl	1	\$294.82
Totals:	Parcels: 29		\$8,549.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 3
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
235-083-01-00	1669 Lisbon Pl	1	\$427.50
235-083-02-00	1659 Lisbon Pl	1	\$427.50
235-083-03-00	1653 Lisbon Pl	1	\$427.50
235-083-04-00	1649 Lisbon Pl	1	\$427.50
235-083-05-00	1647 Lisbon Pl	1	\$427.50
235-083-06-00	1645 Lisbon Pl	1	\$427.50
235-083-07-00	1641 Lisbon Pl	1	\$427.50
235-083-08-00	1639 Lisbon Pl	1	\$427.50
235-083-09-00	1636 Lisbon Pl	1	\$427.50
235-083-10-00	1638 Lisbon Pl	1	\$427.50
235-083-11-00	1642 Lisbon Pl	1	\$427.50
235-083-12-00	1646 Lisbon Pl	1	\$427.50
235-083-13-00	1650 Lisbon Pl	1	\$427.50
235-083-14-00	1654 Lisbon Pl	1	\$427.50
235-083-15-00	1658 Lisbon Pl	1	\$427.50
235-083-16-00	1662 Lisbon Pl	1	\$427.50
235-083-17-00	1664 Lisbon Pl	1	\$427.50
235-083-18-00	1920 Chambers St	1	\$427.50
235-083-19-00	1916 Chambers St	1	\$427.50
235-083-20-00	1643 11th Ave West	1	\$427.50
Totals:	Parcels: 20		\$8,550.00

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 4
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-831-01-00	1444 Los Cedros Ln	1	\$179.88
226-831-02-00	1440 Los Cedros Ln	1	\$179.88
226-831-03-00	1738 Las Palmas Ln	1	\$179.88
226-831-04-00	1734 Las Palmas Ln	1	\$179.88
226-831-05-00	1730 Las Palmas Ln	1	\$179.88
226-831-06-00	1726 Las Palmas Ln	1	\$179.88
226-831-07-00	1722 Las Palmas Ln	1	\$179.88
226-831-08-00	1725 El Aire Pl	1	\$179.88
226-831-09-00	1729 El Aire Pl	1	\$179.88
226-831-10-00	1733 El Aire Pl	1	\$179.88
226-831-11-00	1737 El Aire Pl	1	\$179.88
226-831-12-00	1741 El Aire Pl	1	\$179.88
226-831-13-00	1745 El Aire Pl	1	\$179.88
226-831-14-00	1749 El Aire Pl	1	\$179.88
226-831-15-00	1755 El Aire Pl	1	\$179.88
226-831-16-00	1750 El Aire Pl	1	\$179.88
226-831-17-00	1746 El Aire Pl	1	\$179.88
226-831-18-00	1742 El Aire Pl	1	\$179.88
226-831-19-00	1738 El Aire Pl	1	\$179.88
226-831-20-00	1734 El Aire Pl	1	\$179.88
226-831-21-00	1730 El Aire Pl	1	\$179.88
226-831-22-00	1726 El Aire Pl	1	\$179.88
226-831-23-00	1723 La Manzana Ln	1	\$179.88
226-831-24-00	1727 La Manzana Ln	1	\$179.88
226-831-25-00	1731 La Manzana Ln	1	\$179.88
226-831-26-00	1735 La Manzana Ln	1	\$179.88
226-831-27-00	1739 La Manzana Ln	1	\$179.88
226-831-28-00	1743 La Manzana Ln	1	\$179.88
226-831-29-00	1747 La Manzana Ln	1	\$179.88
226-831-30-00	1753 La Manzana Ln	1	\$179.88
226-831-31-00	1748 La Manzana Ln	1	\$179.88
226-831-32-00	1742 La Manzana Ln	1	\$179.88
226-831-33-00	1738 La Manzana Ln	1	\$179.88
226-831-34-00	1736 La Manzana Ln	1	\$179.88
226-831-35-00	1728 La Manzana Ln	1	\$179.88
226-831-36-00	1724 La Manzana Ln	1	\$179.88
226-831-37-00	1401 El Cielo Ln	1	\$179.88
226-831-38-00	1405 El Cielo Ln	1	\$179.88
226-831-39-00	1409 El Cielo Ln	1	\$179.88
226-831-40-00	1413 El Cielo Ln	1	\$179.88
226-831-41-00	1417 El Cielo Ln	1	\$179.88
226-831-42-00	1421 El Cielo Ln	1	\$179.88
226-831-43-00	1425 El Cielo Ln	1	\$179.88
226-831-44-00	1429 El Cielo Ln	1	\$179.88
226-831-45-00	1433 El Cielo Ln	1	\$179.88
226-831-46-00	1437 El Cielo Ln	1	\$179.88
226-832-01-00	1711 Las Palmas Ln	1	\$179.88
226-832-02-00	1715 Las Palmas Ln	1	\$179.88

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 4
 Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-832-03-00	1719 Las Palmas Ln	1	\$179.88
226-832-04-00	1723 Las Palmas Ln	1	\$179.88
226-832-05-00	1727 Las Palmas Ln	1	\$179.88
226-832-06-00	1731 Las Palmas Ln	1	\$179.88
226-832-07-00	1735 Las Palmas Ln	1	\$179.88
226-832-08-00	1736 El Rosal Pl	1	\$179.88
226-832-09-00	1732 El Rosal Pl	1	\$179.88
226-832-10-00	1728 El Rosal Pl	1	\$179.88
226-832-11-00	1724 El Rosal Pl	1	\$179.88
226-832-12-00	1718 El Rosal Pl	1	\$179.88
226-832-13-00	1714 El Rosal Pl	1	\$179.88
226-832-14-00	1710 El Rosal Pl	1	\$179.88
226-832-15-00	1706 El Rosal Pl	1	\$179.88
226-832-16-00	1702 El Rosal Pl	1	\$179.88
226-832-17-00	1707 El Rosal Pl	1	\$179.88
226-832-18-00	1717 El Rosal Pl	1	\$179.88
226-832-19-00	1721 El Rosal Pl	1	\$179.88
226-832-20-00	1725 El Rosal Pl	1	\$179.88
226-832-21-00	1731 El Rosal Pl	1	\$179.88
226-832-22-00	1737 El Rosal Pl	1	\$179.88
226-832-23-00	1471 Los Cedros Ln	1	\$179.88
226-832-24-00	1475 Los Cedros Ln	1	\$179.88
226-832-25-00	1481 Los Cedros Ln	1	\$179.88
226-832-26-00	1485 Los Cedros Ln	1	\$179.88
226-832-27-00	1488 Los Cedros Ln	1	\$179.88
226-832-28-00	1480 Los Cedros Ln	1	\$179.88
226-832-29-00	1476 Los Cedros Ln	1	\$179.88
226-832-30-00	1472 Los Cedros Ln	1	\$179.88
226-832-31-00	1468 Los Cedros Ln	1	\$179.88
226-832-32-00	1464 Los Cedros Ln	1	\$179.88
226-832-33-00	1460 Los Cedros Ln	1	\$179.88
226-832-34-00	1456 Los Cedros Ln	1	\$179.88
226-832-35-00	1452 Los Cedros Ln	1	\$179.88
226-832-36-00	1448 Los Cedros Ln	1	\$179.88
Totals:	Parcels: 82		\$14,750.16

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 5
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-700-01-00	1537 Glasgow Ln	1	\$489.76
225-700-02-00	1541 Glasgow Ln	1	\$489.76
225-700-03-00	1545 Glasgow Ln	1	\$489.76
225-700-04-00	1549 Glasgow Ln	1	\$489.76
225-700-05-00	1553 Glasgow Ln	1	\$489.76
225-700-06-00	1558 Dublin Ln	1	\$489.76
225-700-07-00	1554 Dublin Ln	1	\$489.76
225-700-08-00	1550 Dublin Ln	1	\$489.76
225-700-09-00	1546 Dublin Ln	1	\$489.76
225-700-10-00	1542 Dublin Ln	1	\$489.76
225-700-11-00	1538 Dublin Ln	1	\$489.76
225-700-12-00	1543 Dublin Ln	1	\$489.76
225-700-13-00	1547 Dublin Ln	1	\$489.76
225-700-14-00	1551 Dublin Ln	1	\$489.76
225-700-15-00	1555 Dublin Ln	1	\$489.76
225-700-16-00	1559 Dublin Ln	1	\$489.76
225-700-17-00	1563 Dublin Ln	1	\$489.76
225-700-18-00	1567 Dublin Ln	1	\$489.76
225-700-19-00	1619 Glasgow Ln	1	\$489.76
225-700-22-00	1614 Glasgow Ln	1	\$489.76
225-700-23-00	1608 Glasgow Ln	1	\$489.76
225-700-24-00	1554 Glasgow Ln	1	\$489.76
225-700-25-00	1552 Glasgow Ln	1	\$489.76
225-700-26-00	1548 Glasgow Ln	1	\$489.76
225-700-27-00	1546 Glasgow Ln	1	\$489.76
225-700-28-00	1544 Glasgow Ln	1	\$489.76
225-700-29-00	1542 Glasgow Ln	1	\$489.76
225-700-30-00	1538 Glasgow Ln	1	\$489.76
225-700-31-00	1626 Glasgow Ln	1	\$489.76
225-700-33-00	1620 Glasgow Ln	1	\$489.76
Totals:	Parcels: 30		\$14,692.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 6
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-680-02-00	122 Brava Pl	1	\$461.08
227-680-03-00	134 Brava Pl	1	\$461.08
227-680-04-00	146 Brava Pl	1	\$461.08
227-680-05-00	158 Brava Pl	1	\$461.08
227-680-06-00	160 Brava Pl	1	\$461.08
227-680-07-00	172 Brava Pl	1	\$461.08
227-680-08-00	165 Brava Pl	1	\$461.08
227-680-09-00	153 Brava Pl	1	\$461.08
227-680-10-00	141 Brava Pl	1	\$461.08
227-680-11-00	129 Brava Pl	1	\$461.08
227-680-12-00	117 Brava Pl	1	\$461.08
227-680-13-00	105 Brava Pl	1	\$461.08
227-680-35-00	110 Brava Pl	1	\$461.08
Totals:	Parcels: 13		\$5,994.04

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 7
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-710-01-00	1533 Glasgow Ln	1	\$695.24
225-710-02-00	1529 Glasgow Ln	1	\$695.24
225-710-03-00	1525 Glasgow Ln	1	\$695.24
225-710-04-00	1521 Glasgow Ln	1	\$695.24
225-710-05-00	1517 Glasgow Ln	1	\$695.24
225-710-06-00	1513 Glasgow Ln	1	\$695.24
225-710-07-00	1509 Glasgow Ln	1	\$695.24
225-710-08-00	1505 Glasgow Ln	1	\$695.24
225-710-09-00	1502 Glasgow Ln	1	\$695.24
225-710-10-00	1506 Glasgow Ln	1	\$695.24
225-710-11-00	1510 Glasgow Ln	1	\$695.24
225-710-12-00	1514 Glasgow Ln	1	\$695.24
225-710-13-00	1518 Glasgow Ln	1	\$695.24
225-710-14-00	1526 Glasgow Ln	1	\$695.24
225-710-15-00	2415 Stevens Pl	1	\$695.24
225-710-16-00	2427 Stevens Pl	1	\$695.24
225-710-17-00	2431 Stevens Pl	1	\$695.24
225-710-18-00	2447 Stevens Pl	1	\$695.24
225-710-19-00	2434 Stevens Pl	1	\$695.24
225-710-20-00	2426 Stevens Pl	1	\$695.24
225-710-21-00	2418 Stevens Pl	1	\$695.24
225-710-22-00	2416 Stevens Pl	1	\$695.24
Totals:	Parcels: 22		\$15,295.28

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 8
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-790-54-00	561 Iona Ct	1	\$90.20
231-790-55-00	565 Iona Ct	1	\$90.20
231-790-56-00	569 Iona Ct	1	\$90.20
231-790-57-00	573 Iona Ct	1	\$90.20
231-790-58-00	577 Iona Ct	1	\$90.20
231-790-59-00	581 Iona Ct	1	\$90.20
231-790-60-00	585 Iona Ct	1	\$90.20
231-790-61-00	589 Iona Ct	1	\$90.20
231-790-62-00	593 Iona Ct	1	\$90.20
231-790-63-00	597 Iona Ct	1	\$90.20
231-790-64-00	601 Iona Ct	1	\$90.20
231-790-65-00	605 Iona Ct	1	\$90.20
231-790-66-00	609 Iona Ct	1	\$90.20
231-790-67-00	613 Iona Ct	1	\$90.20
231-790-68-00	617 Iona Ct	1	\$90.20
231-790-69-00	621 Iona Ct	1	\$90.20
231-790-70-00	625 Iona Ct	1	\$90.20
231-790-71-00	2795 Geise Ct	1	\$90.20
231-790-72-00	2789 Geise Ct	1	\$90.20
231-790-73-00	2783 Geise Ct	1	\$90.20
231-790-74-00	2777 Geise Ct	1	\$90.20
231-790-75-00	628 Iona Ct	1	\$90.20
231-790-76-00	624 Iona Ct	1	\$90.20
231-790-77-00	Iona Ct	1	\$90.20
231-790-78-00	578 Iona Ct	1	\$90.20
231-790-79-00	574 Iona Ct	1	\$90.20
231-790-80-00	570 Iona Ct	1	\$90.20
231-790-81-00	566 Iona Ct	1	\$90.20
231-790-82-00	562 Iona Ct	1	\$90.20
Totals:	Parcels: 29		\$2,615.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-991-02-00	2253 Parktree Ln	1	\$558.56
224-991-03-00	2243 Parktree Ln	1	\$558.56
224-991-04-00	2231 Parktree Ln	1	\$558.56
224-991-05-00	2223 Parktree Ln	1	\$558.56
224-991-06-00	2211 Parktree Ln	1	\$558.56
224-991-07-00	2203 Parktree Ln	1	\$558.56
224-991-08-00	2195 Parktree Ln	1	\$558.56
224-991-09-00	2187 Parktree Ln	1	\$558.56
224-991-10-00	2165 Parktree Ln	1	\$558.56
224-991-11-00	2164 Parktree Ln	1	\$558.56
224-991-12-00	2170 Parktree Ln	1	\$558.56
224-991-13-00	2176 Parktree Ln	1	\$558.56
224-991-14-00	2184 Parktree Ln	1	\$558.56
224-991-15-00	315 Valletree Pl	1	\$558.56
224-991-16-00	323 Valletree Pl	1	\$558.56
224-991-17-00	329 Valletree Pl	1	\$558.56
224-991-18-00	334 Valletree Pl	1	\$558.56
224-991-19-00	328 Valletree Pl	1	\$558.56
224-991-20-00	322 Valletree Pl	1	\$558.56
224-991-21-00	314 Valletree Pl	1	\$558.56
224-991-22-00	317 Springtree Pl	1	\$558.56
224-991-23-00	325 Springtree Pl	1	\$558.56
224-991-24-00	329 Springtree Pl	1	\$558.56
224-991-25-00	335 Springtree Pl	1	\$558.56
224-991-26-00	345 Springtree Pl	1	\$558.56
224-991-27-00	346 Springtree Pl	1	\$558.56
224-991-28-00	342 Springtree Pl	1	\$558.56
224-991-29-00	338 Springtree Pl	1	\$558.56
224-991-30-00	334 Springtree Pl	1	\$558.56
224-991-31-00	330 Springtree Pl	1	\$558.56
224-991-32-00	324 Springtree Pl	1	\$558.56
224-991-33-00	316 Springtree Pl	1	\$558.56
224-991-35-00	2257 Brookwood Ct	1	\$558.56
224-991-37-00	2256 Brookwood Ct	1	\$558.56
224-991-38-00	2248 Brookwood Ct	1	\$558.56
224-991-39-00	2242 Brookwood Ct	1	\$558.56
224-991-40-00	2236 Brookwood Ct	1	\$558.56
224-991-41-00	2211 Brookwood Ct	1	\$558.56
224-991-42-00	2219 Brookwood Ct	1	\$558.56
224-991-43-00	2223 Brookwood Ct	1	\$558.56
224-991-44-00	2229 Brookwood Ct	1	\$558.56
224-991-45-00	2207 Pleasantwood Ln	1	\$558.56
224-991-46-00	2203 Pleasantwood Ln	1	\$558.56
224-991-47-00	2199 Pleasantwood Ln	1	\$558.56
224-991-48-00	2195 Pleasantwood Ln	1	\$558.56
224-991-49-00	2191 Pleasantwood Ln	1	\$558.56
224-991-50-00	2187 Pleasantwood Ln	1	\$558.56
224-991-51-00	2183 Pleasantwood Ln	1	\$558.56

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-991-52-00	2179 Pleasantwood Ln	1	\$558.56
224-991-53-00	2175 Pleasantwood Ln	1	\$558.56
224-991-54-00	2171 Pleasantwood Ln	1	\$558.56
224-991-55-00	2167 Pleasantwood Ln	1	\$558.56
224-991-56-00	2163 Pleasantwood Ln	1	\$558.56
224-991-57-00	2159 Pleasantwood Ln	1	\$558.56
224-991-58-00	2153 Pleasantwood Ln	1	\$558.56
224-991-59-00	2145 Pleasantwood Ln	1	\$558.56
224-991-60-00	2141 Pleasantwood Ln	1	\$558.56
224-991-61-00	2137 Pleasantwood Ln	1	\$558.56
224-991-62-00	2138 Pleasantwood Ln	1	\$558.56
224-991-63-00	2146 Pleasantwood Ln	1	\$558.56
224-991-64-00	2156 Pleasantwood Ln	1	\$558.56
224-991-65-00	2162 Pleasantwood Ln	1	\$558.56
224-991-66-00	2168 Pleasantwood Ln	1	\$558.56
224-991-67-00	2179 Splendorwood Pl	1	\$558.56
224-991-68-00	2177 Splendorwood Pl	1	\$558.56
224-991-69-00	2167 Splendorwood Pl	1	\$558.56
224-991-70-00	2161 Splendorwood Pl	1	\$558.56
224-991-71-00	2151 Splendorwood Pl	1	\$558.56
224-991-72-00	2145 Splendorwood Pl	1	\$558.56
224-991-73-00	2137 Splendorwood Pl	1	\$558.56
224-991-75-00	2136 Splendorwood Pl	1	\$558.56
224-991-76-00	2144 Splendorwood Pl	1	\$558.56
224-991-77-00	2152 Splendorwood Pl	1	\$558.56
224-991-78-00	2158 Splendorwood Pl	1	\$558.56
224-991-79-00	2164 Splendorwood Pl	1	\$558.56
224-991-80-00	2170 Splendorwood Pl	1	\$558.56
224-991-81-00	2176 Splendorwood Pl	1	\$558.56
224-991-82-00	2180 Splendorwood Pl	1	\$558.56
224-991-83-00	2184 Splendorwood Pl	1	\$558.56
224-991-84-00	2188 Pleasantwood Ln	1	\$558.56
224-991-85-00	2196 Pleasantwood Ln	1	\$558.56
224-991-86-00	2204 Pleasantwood Ln	1	\$558.56
224-991-88-00	2260 Brookwood Ct	1	\$558.56
224-992-01-00	520 Shadywood Dr	1	\$558.56
224-992-02-00	528 Shadywood Dr	1	\$558.56
224-992-03-00	536 Shadywood Dr	1	\$558.56
224-992-04-00	542 Shadywood Dr	1	\$558.56
224-992-05-00	548 Shadywood Dr	1	\$558.56
224-992-06-00	556 Shadywood Dr	1	\$558.56
224-992-07-00	564 Shadywood Dr	1	\$558.56
224-992-08-00	570 Shadywood Dr	1	\$558.56
224-992-09-00	576 Shadywood Dr	1	\$558.56
224-992-10-00	582 Shadywood Dr	1	\$558.56
224-992-11-00	588 Shadywood Dr	1	\$558.56
224-992-12-00	596 Shadywood Dr	1	\$558.56
224-992-13-00	604 Shadywood Dr	1	\$558.56

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-992-15-00	614 Shadywood Dr	1	\$558.56
224-992-16-00	620 Shadywood Dr	1	\$558.56
224-992-17-00	626 Shadywood Dr	1	\$558.56
224-992-18-00	632 Shadywood Dr	1	\$558.56
224-992-19-00	638 Shadywood Dr	1	\$558.56
224-992-20-00	646 Shadywood Dr	1	\$558.56
224-992-21-00	654 Shadywood Dr	1	\$558.56
224-992-22-00	660 Shadywood Dr	1	\$558.56
224-992-23-00	666 Shadywood Dr	1	\$558.56
224-992-24-00	674 Shadywood Dr	1	\$558.56
224-992-25-00	678 Shadywood Dr	1	\$558.56
224-992-27-00	677 Shadywood Dr	1	\$558.56
224-992-28-00	673 Shadywood Dr	1	\$558.56
224-992-29-00	665 Shadywood Dr	1	\$558.56
224-992-30-00	661 Shadywood Dr	1	\$558.56
224-992-31-00	653 Shadywood Dr	1	\$558.56
224-992-32-00	648 Crestwood Pl	1	\$558.56
224-992-33-00	650 Crestwood Pl	1	\$558.56
224-992-34-00	654 Crestwood Pl	1	\$558.56
224-992-35-00	658 Crestwood Pl	1	\$558.56
224-992-36-00	660 Crestwood Pl	1	\$558.56
224-992-37-00	668 Crestwood Pl	1	\$558.56
224-992-38-00	672 Crestwood Pl	1	\$558.56
224-992-39-00	676 Crestwood Pl	1	\$558.56
224-992-40-00	680 Crestwood Pl	1	\$558.56
224-992-41-00	684 Crestwood Pl	1	\$558.56
224-992-42-00	687 Crestwood Pl	1	\$558.56
224-992-43-00	683 Crestwood Pl	1	\$558.56
224-992-44-00	679 Crestwood Pl	1	\$558.56
224-992-45-00	653 Crestwood Pl	1	\$558.56
224-992-46-00	649 Crestwood Pl	1	\$558.56
224-992-47-00	645 Crestwood Pl	1	\$558.56
224-992-48-00	2216 Terracewood Ln	1	\$558.56
224-992-49-00	2210 Terracewood Ln	1	\$558.56
224-992-50-00	2208 Terracewood Ln	1	\$558.56
224-992-51-00	2197 Terracewood Ln	1	\$558.56
224-992-52-00	2201 Terracewood Ln	1	\$558.56
224-992-53-00	2205 Terracewood Ln	1	\$558.56
224-992-54-00	2209 Terracewood Ln	1	\$558.56
224-992-55-00	2211 Terracewood Ln	1	\$558.56
224-992-56-00	2215 Terracewood Ln	1	\$558.56
224-992-57-00	2219 Terracewood Ln	1	\$558.56
224-992-58-00	2225 Terracewood Ln	1	\$558.56
224-992-59-00	2231 Terracewood Ln	1	\$558.56
224-992-60-00	2239 Terracewood Ln	1	\$558.56
224-992-61-00	2241 Terracewood Ln	1	\$558.56
224-992-62-00	2249 Terracewood Ln	1	\$558.56
224-992-63-00	607 Shadywood Dr	1	\$558.56

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-992-64-00	597 Shadywood Dr	1	\$558.56
224-992-65-00	589 Shadywood Dr	1	\$558.56
224-992-66-00	585 Shadywood Dr	1	\$558.56
224-992-67-00	581 Shadywood Dr	1	\$558.56
224-992-68-00	577 Shadywood Dr	1	\$558.56
224-992-69-00	571 Shadywood Dr	1	\$558.56
224-992-70-00	565 Shadywood Dr	1	\$558.56
224-992-71-00	561 Shadywood Dr	1	\$558.56
224-992-72-00	555 Shadywood Dr	1	\$558.56
224-992-73-00	545 Shadywood Dr	1	\$558.56
224-992-74-00	539 Shadywood Dr	1	\$558.56
224-992-76-00	610 Shadywood Dr	1	\$558.56
Totals:	Parcels: 156		\$87,135.36

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-051-38-00	1860- El Norte Pkwy West	25.000	\$469.50
224-163-01-00	1735 Larkhaven Gln	1.000	\$18.78
224-163-02-00	1731 Larkhaven Gln	1.000	\$18.78
224-163-03-00	1723 Larkhaven Gln	1.000	\$18.78
224-163-04-00	1717 Larkhaven Gln	1.000	\$18.78
224-163-05-00	1713 Larkhaven Gln	1.000	\$18.78
224-163-06-00	1709 Larkhaven Gln	1.000	\$18.78
224-163-07-00	1705 Larkhaven Gln	1.000	\$18.78
224-163-08-00	1702 Larkhaven Gln	1.000	\$18.78
224-163-09-00	1706 Larkhaven Gln	1.000	\$18.78
224-163-10-00	1710 Larkhaven Gln	1.000	\$18.78
224-163-11-00	1714 Larkhaven Gln	1.000	\$18.78
224-163-12-00	1718 Larkhaven Gln	1.000	\$18.78
224-163-13-00	1722 Larkhaven Gln	1.000	\$18.78
224-163-14-00	1726 Larkhaven Gln	1.000	\$18.78
224-163-15-00	1741 Still Water Gln	1.000	\$18.78
224-163-16-00	1737 Still Water Gln	1.000	\$18.78
224-163-18-00	1732 Still Water Gln	1.000	\$18.78
224-163-19-00	1736 Still Water Gln	1.000	\$18.78
224-163-20-00	1740 Still Water Gln	1.000	\$18.78
224-163-21-00	1744 Still Water Gln	1.000	\$18.78
224-163-22-00	1748 Stillwater Gln	1.000	\$18.78
224-163-23-00	1752 Still Water Gln	1.000	\$18.78
224-163-24-00	1756 Still Water Gln	1.000	\$18.78
224-163-25-00	1761 Still Water Gln	1.000	\$18.78
224-163-26-00	1757 Still Water Gln	1.000	\$18.78
224-163-27-00	1753 Still Water Gln	1.000	\$18.78
224-163-28-00	1749 Still Water Gln	1.000	\$18.78
224-163-29-00	1734 Larkhaven Gln	1.000	\$18.78
224-163-30-00	1738 Larkhaven Gln	1.000	\$18.78
224-163-31-00	1742 Larkhaven Gln	1.000	\$18.78
224-163-32-00	1746 Larkhaven Gln	1.000	\$18.78
224-163-33-00	1750 Larkhaven Gln	1.000	\$18.78
224-163-34-00	1754 Larkhaven Gln	1.000	\$18.78
224-163-35-00	1755 Larkhaven Gln	1.000	\$18.78
224-163-36-00	1751 Larkhaven Gln	1.000	\$18.78
224-163-37-00	1747 Larkhaven Gln	1.000	\$18.78
224-163-38-00	1743 Larkhaven Gln	1.000	\$18.78
224-163-39-00	1739 Larkhaven Gln	1.000	\$18.78
224-163-41-00	1721 Still Water Gln	1.000	\$18.78
224-164-01-00	1759 Larkhaven Gln	1.000	\$18.78
224-164-02-00	1761 Larkhaven Gln	1.000	\$18.78
224-164-03-00	1765 Larkhaven Gln	1.000	\$18.78
224-164-04-00	1769 Larkhaven Gln	1.000	\$18.78
224-164-05-00	1773 Larkhaven Gln	1.000	\$18.78
224-164-06-00	1777 Larkhaven Gln	1.000	\$18.78
224-164-07-00	1781 Larkhaven Gln	1.000	\$18.78
224-164-08-00	1785 Larkhaven Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-164-09-00	1789 Larkhaven Gln	1.000	\$18.78
224-164-10-00	1793 Larkhaven Gln	1.000	\$18.78
224-164-11-00	1797 Larkhaven Gln	1.000	\$18.78
224-164-12-00	1801 Larkhaven Gln	1.000	\$18.78
224-164-13-00	1798 Larkhaven Gln	1.000	\$18.78
224-164-14-00	1768 Still Water Gln	1.000	\$18.78
224-164-15-00	1764 Still Water Gln	1.000	\$18.78
224-164-16-00	1762 Stillwater Gln	1.000	\$18.78
224-164-17-00	1765 Still Water Gln	1.000	\$18.78
224-164-18-00	1769 Still Water Gln	1.000	\$18.78
224-164-19-00	1771 Still Water Gln	1.000	\$18.78
224-164-20-00	1766 Larkhaven Gln	1.000	\$18.78
224-164-21-00	1762 Larkhaven Gln	1.000	\$18.78
224-164-22-00	1758 Larkhaven Gln	1.000	\$18.78
224-210-52-00	1951 La Brea St	0.088	\$1.64
224-210-53-00	Country Club Dr	7.025	\$131.92
224-211-05-00	1560 Country Club Dr West	2.230	\$41.88
224-211-11-00	Country Club Dr	0.035	\$0.66
224-211-12-00	Country Club Dr	0.995	\$18.68
224-211-15-00	Country Club Dr	3.688	\$69.26
224-211-16-00	1436 Country Club Ln West	1.000	\$18.78
224-211-17-00	1428 Country Club Ln West	1.000	\$18.78
224-211-18-00	1422 Country Club Ln West	1.000	\$18.78
224-211-19-00	1416 Country Club Ln West	1.000	\$18.78
224-211-20-00	1408 Country Club Ln West	1.000	\$18.78
224-211-21-00	1404 Country Club Ln West	1.000	\$18.78
224-220-43-00	1001 Country Club Ln	6.563	\$123.24
224-220-53-00	2027 Cherokee Ln	1.000	\$18.78
224-220-54-00	2020 Cherokee Ln	1.000	\$18.78
224-230-05-00	2124 Mudge Ln	1.000	\$18.78
224-230-10-00	2122 Mudge Ln	1.000	\$18.78
224-230-11-00	1758 Mudge Ln	1.000	\$18.78
224-230-26-00	1732 Mudge Ln	1.000	\$18.78
224-230-27-00	1742 Mudge Ln	1.000	\$18.78
224-230-33-00	1050 Country Club Ln	1.000	\$18.78
224-230-36-00	Country Club Dr	0.583	\$10.94
224-230-37-00	1704 Mudge Ln	1.000	\$18.78
224-230-38-00	1722 Mudge Ln	1.000	\$18.78
224-230-43-00	Country Club Dr	0.893	\$16.76
224-231-01-00	1050 Hawaii Pl	1.000	\$18.78
224-231-02-00	1040 Hawaii Pl	1.000	\$18.78
224-231-03-00	1030 Hawaii Pl	1.000	\$18.78
224-231-04-00	1020 Hawaii Pl	1.000	\$18.78
224-231-05-00	1010 Hawaii Pl	1.000	\$18.78
224-231-06-00	950 Hawaii Pl	1.000	\$18.78
224-231-07-00	Hawaii Pl	1.000	\$18.78
224-231-08-00	Hawaii Pl	1.000	\$18.78
224-231-09-00	920 Hawaii Pl	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-231-10-00	915 Hawaii Pl	1.000	\$18.78
224-231-11-00	925 Hawaii Pl	1.000	\$18.78
224-231-12-00	935 Hawaii Pl	1.000	\$18.78
224-231-13-00	945 Hawaii Pl	1.000	\$18.78
224-231-14-00	1005 Hawaii Pl	1.000	\$18.78
224-231-15-00	1015 Hawaii Pl	1.000	\$18.78
224-231-16-00	1025 Hawaii Pl	1.000	\$18.78
224-231-17-00	1035 Hawaii Pl	1.000	\$18.78
224-231-18-00	Hawaii Pl	1.000	\$18.78
224-231-19-00	2150 Nutmeg St	1.000	\$18.78
224-231-20-00	1055 Hawaii Pl	1.000	\$18.78
224-251-01-00	2102 Amorosa Gln	1.000	\$18.78
224-251-02-00	2106 Amorosa Gln	1.000	\$18.78
224-251-03-00	2112 Domingo Gln	1.000	\$18.78
224-251-04-00	2108 Domingo Gln	1.000	\$18.78
224-251-05-00	2104 Domingo Gln	1.000	\$18.78
224-251-06-00	2103 Domingo Gln	1.000	\$18.78
224-251-07-00	2107 Domingo Gln	1.000	\$18.78
224-251-08-00	2111 Domingo Gln	1.000	\$18.78
224-251-09-00	2115 Domingo Gln	1.000	\$18.78
224-251-12-00	2125 Domingo Gln	1.000	\$18.78
224-251-13-00	2129 Domingo Gln	1.000	\$18.78
224-251-14-00	2133 Domingo Gln	1.000	\$18.78
224-251-15-00	888 Cadencia Gln	1.000	\$18.78
224-251-16-00	882 Cadencia Gln	1.000	\$18.78
224-251-17-00	2135 Amorosa Gln	1.000	\$18.78
224-251-18-00	2139 Amorosa Gln	1.000	\$18.78
224-251-19-00	2143 Amorosa Gln	1.000	\$18.78
224-251-20-00	2147 Amorosa Gln	1.000	\$18.78
224-251-21-00	899 Alta Loma Gln	1.000	\$18.78
224-251-22-00	2155 Amorosa Gln	1.000	\$18.78
224-251-23-00	2159 Amorosa Gln	1.000	\$18.78
224-251-24-00	2163 Amorosa Gln	1.000	\$18.78
224-251-25-00	2167 Amorosa Gln	1.000	\$18.78
224-251-26-00	2171 Amorosa Gln	1.000	\$18.78
224-251-27-00	2175 Amorosa Gln	1.000	\$18.78
224-251-28-00	2179 Amorosa Gln	1.000	\$18.78
224-251-29-00	2183 Amorosa Gln	1.000	\$18.78
224-251-30-00	2187 Amorosa Gln	1.000	\$18.78
224-251-31-00	2191 Amorosa Gln	1.000	\$18.78
224-251-32-00	2195 Amorosa Gln	1.000	\$18.78
224-251-33-00	2197 Amorosa Gln	1.000	\$18.78
224-251-34-00	2199 Amorosa Gln	1.000	\$18.78
224-251-35-00	2190 Amorosa Gln	1.000	\$18.78
224-251-36-00	2178 Amorosa Gln	1.000	\$18.78
224-251-37-00	2174 Amorosa Gln	1.000	\$18.78
224-251-38-00	2170 Amorosa Gln	1.000	\$18.78
224-251-39-00	2164 Amorosa Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-251-40-00	2160 Amorosa Gln	1.000	\$18.78
224-251-43-00	2119 Domingo Gln	1.000	\$18.78
224-251-44-00	2121 Domingo Gln	1.000	\$18.78
224-280-64-00	2215 Nutmeg St North	1.000	\$18.78
224-280-65-00	Gary Ln	1.000	\$18.78
224-280-66-00	Gary Ln	1.000	\$18.78
224-430-04-00	Country Club Dr	0.188	\$3.52
224-430-05-00	1758 Lorraine Pl	1.000	\$18.78
224-430-06-00	1756 Lorraine Pl	1.000	\$18.78
224-430-07-00	1754 Lorraine Pl	1.000	\$18.78
224-430-08-00	1752 Lorraine Pl	1.000	\$18.78
224-430-09-00	1750 Lorraine Pl	1.000	\$18.78
224-430-10-00	1744 Country Club Ln West	1.000	\$18.78
224-430-11-00	1734# Country Club Dr	1.000	\$18.78
224-431-01-00	Country Club Dr	0.125	\$2.34
224-431-02-00	Country Club Dr	0.113	\$2.12
224-431-03-00	1800 Country Club Ln	1.188	\$22.30
224-470-01-00	1925 Pamela Ln	1.000	\$18.78
224-470-02-00	1904 Louis Dr	1.000	\$18.78
224-470-03-00	1908 Louis Dr	1.000	\$18.78
224-470-04-00	1912 Louis Dr	1.000	\$18.78
224-470-05-00	1916 Louis Dr	1.000	\$18.78
224-470-06-00	1920 Louis Dr	1.000	\$18.78
224-470-07-00	1924 Louis Dr	1.000	\$18.78
224-470-08-00	1928 Louis Dr	1.000	\$18.78
224-470-09-00	1932 Louis Dr	1.000	\$18.78
224-470-10-00	1936 Louis Dr	1.000	\$18.78
224-470-11-00	1938 Louis Dr	1.000	\$18.78
224-470-12-00	1935 Edith Dr	1.000	\$18.78
224-470-13-00	1931 Edith Dr	1.000	\$18.78
224-470-14-00	1927 Edith Dr	1.000	\$18.78
224-470-15-00	1923 Edith Dr	1.000	\$18.78
224-470-16-00	1919 Edith Dr	1.000	\$18.78
224-470-17-00	1915 Edith Dr	1.000	\$18.78
224-470-18-00	1911 Edith Dr	1.000	\$18.78
224-470-19-00	1907 Edith Dr	1.000	\$18.78
224-470-20-00	1903 Edith Dr	1.000	\$18.78
224-470-21-00	1901 Edith Dr	1.000	\$18.78
224-470-22-00	1902 Felice Dr	1.000	\$18.78
224-470-23-00	1904 Felice Dr	1.000	\$18.78
224-470-24-00	1925 Louis Dr	1.000	\$18.78
224-470-25-00	1921 Louis Dr	1.000	\$18.78
224-470-26-00	1917 Louis Dr	1.000	\$18.78
224-470-27-00	1913 Louis Dr	1.000	\$18.78
224-470-28-00	1909 Louis Dr	1.000	\$18.78
224-470-29-00	1905 Louis Dr	1.000	\$18.78
224-470-30-00	1917 Pamela Ln	1.000	\$18.78
224-470-31-00	1913 Pamela Ln	1.000	\$18.78

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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-470-32-00	1909 Pamela Ln	1.000	\$18.78
224-470-33-00	1905 Pamela Ln	1.000	\$18.78
224-470-34-00	1901 Pamela Ln	1.000	\$18.78
224-470-35-00	1904 Edith Dr	1.000	\$18.78
224-470-36-00	1906 Edith Dr	1.000	\$18.78
224-470-37-00	1908 Edith Dr	1.000	\$18.78
224-470-38-00	1912 Edith Dr	1.000	\$18.78
224-470-41-00	1926 Pamela Ln	1.000	\$18.78
224-470-42-00	1922 Pamela Ln	1.000	\$18.78
224-470-43-00	1918 Pamela Ln	1.000	\$18.78
224-470-44-00	1914 Pamela Ln	1.000	\$18.78
224-470-45-00	1910 Pamela Ln	1.000	\$18.78
224-470-46-00	1906 Pamela Ln	1.000	\$18.78
224-470-47-00	1902 Pamela Ln	1.000	\$18.78
224-470-48-00	1884 Pamela Ln	1.000	\$18.78
224-470-49-00	1880 Pamela Ln	1.000	\$18.78
224-470-50-00	1876 Pamela Ln	1.000	\$18.78
224-470-51-00	1872 Pamela Ln	1.000	\$18.78
224-470-52-00	1908 Felice Dr	1.000	\$18.78
224-470-53-00	1912 Felice Dr	1.000	\$18.78
224-470-54-00	1916 Felice Dr	1.000	\$18.78
224-470-55-00	1920 Felice Dr	1.000	\$18.78
224-470-56-00	1924 Felice Dr	1.000	\$18.78
224-470-57-00	1928 Felice Dr	1.000	\$18.78
224-470-58-00	1932 Felice Dr	1.000	\$18.78
224-470-59-00	1936 Felice Dr	1.000	\$18.78
224-470-60-00	1942 Felice Dr	1.000	\$18.78
224-470-61-00	1982 Golden Circle Dr	1.000	\$18.78
224-470-62-00	1986 Golden Circle Dr	1.000	\$18.78
224-470-63-00	1990 Golden Circle Dr	1.000	\$18.78
224-470-64-00	1994 Golden Circle Dr	1.000	\$18.78
224-470-65-00	2027 Golden Circle Dr	1.000	\$18.78
224-470-66-00	2023 Golden Circle Dr	1.000	\$18.78
224-470-67-00	1999 Golden Circle Dr	1.000	\$18.78
224-470-68-00	1995 Golden Circle Dr	1.000	\$18.78
224-470-69-00	1991 Golden Circle Dr	1.000	\$18.78
224-470-70-00	1985 Golden Circle Dr	1.000	\$18.78
224-470-71-00	1981 Golden Circle Dr	1.000	\$18.78
224-470-72-00	1977 Golden Circle Dr	1.000	\$18.78
224-470-73-00	1975 Golden Circle Dr	1.000	\$18.78
224-470-74-00	1973 Golden Circle Dr	1.000	\$18.78
224-470-75-00	1970 Golden Circle Dr	1.000	\$18.78
224-470-76-00	1974 Golden Circle Dr	1.000	\$18.78
224-470-77-00	1937 Felice Dr	1.000	\$18.78
224-470-78-00	1933 Felice Dr	1.000	\$18.78
224-470-79-00	1929 Felice Dr	1.000	\$18.78
224-470-80-00	1925 Felice Dr	1.000	\$18.78
224-470-81-00	1921 Felice Dr	1.000	\$18.78

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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-470-82-00	1917 Felice Dr	1.000	\$18.78
224-470-83-00	1913 Felice Dr	1.000	\$18.78
224-470-84-00	1909 Felice Dr	1.000	\$18.78
224-470-85-00	1907 Felice Dr	1.000	\$18.78
224-470-86-00	1920 Edith Dr	1.000	\$18.78
224-470-87-00	1916 Edith Dr	1.000	\$18.78
224-480-24-00	1839 Pamela Ln	1.000	\$18.78
224-480-29-00	1931 Lorri Way	1.000	\$18.78
224-480-30-00	1937 Lorri Way	1.000	\$18.78
224-480-31-00	1932 Clover Way	1.000	\$18.78
224-480-32-00	1920 Clover Way	1.000	\$18.78
224-480-33-00	1914 Clover Way	1.000	\$18.78
224-480-34-00	1908 Clover Way	1.000	\$18.78
224-480-35-00	1902 Clover Way	1.000	\$18.78
224-480-36-00	1831 Pamela Ln	1.000	\$18.78
224-480-37-00	1835 Pamela Ln	1.000	\$18.78
224-480-43-00	1919 Lorri Way	1.000	\$18.78
224-480-45-00	1925 Lorri Way	1.000	\$18.78
224-480-47-00	1907 Lorri Way	1.000	\$18.78
224-480-48-00	Lorri Way	1.000	\$18.78
224-481-01-00	1913 Golden Circle Dr	1.000	\$18.78
224-481-02-00	1919 Golden Circle Dr	1.000	\$18.78
224-481-03-00	1925 Golden Circle Dr	1.000	\$18.78
224-481-04-00	1929 Golden Circle Dr	1.000	\$18.78
224-481-05-00	1933 Golden Circle Dr	1.000	\$18.78
224-481-06-00	1937 Golden Circle Dr	1.000	\$18.78
224-481-07-00	1941 Golden Circle Dr	1.000	\$18.78
224-481-08-00	1945 Golden Circle Dr	1.000	\$18.78
224-481-09-00	1949 Golden Circle Dr	1.000	\$18.78
224-481-10-00	1953 Golden Circle Dr	1.000	\$18.78
224-481-11-00	1955 Golden Circle Dr	1.000	\$18.78
224-481-12-00	1957 Golden Circle Dr	1.000	\$18.78
224-481-13-00	1961 Golden Circle Dr	1.000	\$18.78
224-481-14-00	1965 Golden Circle Dr	1.000	\$18.78
224-481-15-00	1969 Golden Circle Dr	1.000	\$18.78
224-481-16-00	1893 Golden Circle Dr	1.000	\$18.78
224-481-17-00	1899 Golden Circle Dr	1.000	\$18.78
224-481-18-00	1901 Golden Circle Dr	1.000	\$18.78
224-481-19-00	1907 Golden Circle Dr	1.000	\$18.78
224-481-20-00	1887 Golden Circle Dr	1.000	\$18.78
224-481-21-00	1881 Golden Circle Dr	1.000	\$18.78
224-481-22-00	1875 Golden Circle Dr	1.000	\$18.78
224-481-23-00	1869 Golden Circle Dr	1.000	\$18.78
224-481-25-00	1863 Golden Circle Dr	1.000	\$18.78
224-482-01-00	1903 Felice Dr	1.000	\$18.78
224-482-02-00	1901 Felice Dr	1.000	\$18.78
224-482-03-00	1857 Pamela Ln	1.000	\$18.78
224-482-04-00	1853 Pamela Ln	1.000	\$18.78

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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-482-05-00	1904 Lorri Way	1.000	\$18.78
224-482-06-00	1908 Lorri Way	1.000	\$18.78
224-482-07-00	1920 Lorri Way	1.000	\$18.78
224-482-08-00	1926 Lorri Way	1.000	\$18.78
224-482-09-00	1932 Lorri Way	1.000	\$18.78
224-482-10-00	1938 Lorri Way	1.000	\$18.78
224-482-11-00	1944 Lorri Way	1.000	\$18.78
224-482-12-00	1950 Lorri Way	1.000	\$18.78
224-482-13-00	1957 Clover Way	1.000	\$18.78
224-482-14-00	1953 Clover Way	1.000	\$18.78
224-482-15-00	1949 Clover Way	1.000	\$18.78
224-482-16-00	1943 Clover Way	1.000	\$18.78
224-482-17-00	1937 Clover Way	1.000	\$18.78
224-482-18-00	1931 Clover Way	1.000	\$18.78
224-482-19-00	1925 Clover Way	1.000	\$18.78
224-482-20-00	1919 Clover Way	1.000	\$18.78
224-482-21-00	1913 Clover Way	1.000	\$18.78
224-482-22-00	1907 Clover Way	1.000	\$18.78
224-482-23-00	1901 Clover Way	1.000	\$18.78
224-482-24-00	1926 Golden Circle Dr	1.000	\$18.78
224-482-25-00	1920 Golden Circle Dr	1.000	\$18.78
224-482-26-00	1914 Golden Circle Dr	1.000	\$18.78
224-482-27-00	1908 Golden Circle Dr	1.000	\$18.78
224-482-28-00	1902 Golden Circle Dr	1.000	\$18.78
224-482-29-00	1932 Golden Circle Dr	1.000	\$18.78
224-482-30-00	1938 Golden Circle Dr	1.000	\$18.78
224-482-31-00	1942 Golden Circle Dr	1.000	\$18.78
224-482-32-00	1948 Golden Circle Dr	1.000	\$18.78
224-482-33-00	1954 Golden Circle Dr	1.000	\$18.78
224-482-34-00	1958 Golden Circle Dr	1.000	\$18.78
224-482-35-00	1962 Golden Circle Dr	1.000	\$18.78
224-482-36-00	1966 Golden Circle Dr	1.000	\$18.78
224-483-01-00	1848 Pamela Ln	1.000	\$18.78
224-483-02-00	1844 Pamela Ln	1.000	\$18.78
224-483-03-00	1838 Pamela Ln	1.000	\$18.78
224-483-04-00	1832 Pamela Ln	1.000	\$18.78
224-483-05-00	1826 Pamela Ln	1.000	\$18.78
224-483-06-00	1820 Pamela Ln	1.000	\$18.78
224-483-07-00	1814 Pamela Ln	1.000	\$18.78
224-483-08-00	1808 Pamela Ln	1.000	\$18.78
224-483-09-00	1802 Pamela Ln	1.000	\$18.78
224-483-10-00	1852 Pamela Ln	1.000	\$18.78
224-483-11-00	1856 Pamela Ln	1.000	\$18.78
224-483-12-00	1860 Pamela Ln	1.000	\$18.78
224-483-13-00	1864 Pamela Ln	1.000	\$18.78
224-483-14-00	1868 Pamela Ln	1.000	\$18.78
224-484-01-00	1731 Emogene Pl	1.000	\$18.78
224-484-02-00	1741 Emogene Pl	1.000	\$18.78

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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-484-03-00	1751 Emogene Pl	1.000	\$18.78
224-484-04-00	1761 Emogene Pl	1.000	\$18.78
224-484-05-00	1771 Emogene Pl	1.000	\$18.78
224-484-06-00	1770 Emogene Pl	1.000	\$18.78
224-484-07-00	1760 Emogene Pl	1.000	\$18.78
224-484-08-00	1750 Emogene Pl	1.000	\$18.78
224-484-09-00	1740 Emogene Pl	1.000	\$18.78
224-484-10-00	1730 Emogene Pl	1.000	\$18.78
224-484-11-00	1731 Judith Pl	1.000	\$18.78
224-484-12-00	1741 Judith Pl	1.000	\$18.78
224-484-13-00	1751 Judith Pl	1.000	\$18.78
224-484-14-00	1761 Judith Pl	1.000	\$18.78
224-484-15-00	1771 Judith Pl	1.000	\$18.78
224-484-16-00	1770 Judith Pl	1.000	\$18.78
224-484-17-00	1760 Judith Pl	1.000	\$18.78
224-484-18-00	1750 Judith Pl	1.000	\$18.78
224-484-19-00	1740 Judith Pl	1.000	\$18.78
224-484-20-00	1730 Judith Pl	1.000	\$18.78
224-484-21-00	1731 Sally Pl	1.000	\$18.78
224-484-22-00	1741 Sally Pl	1.000	\$18.78
224-484-23-00	1751 Sally Pl	1.000	\$18.78
224-484-24-00	1761 Sally Pl	1.000	\$18.78
224-484-25-00	1771 Sally Pl	1.000	\$18.78
224-484-26-00	1770 Sally Pl	1.000	\$18.78
224-484-27-00	1760 Sally Pl	1.000	\$18.78
224-484-28-00	1750 Sally Pl	1.000	\$18.78
224-484-29-00	1740 Sally Pl	1.000	\$18.78
224-484-30-00	1730 Sally Pl	1.000	\$18.78
224-484-31-00	1842 Country Club Ln West	1.000	\$18.78
224-484-32-00	1834 Country Club Ln West	1.000	\$18.78
224-484-33-00	1826 Country Club Ln West	1.000	\$18.78
224-484-34-00	1818 Country Club Ln West	1.000	\$18.78
224-484-36-00	1810 Country Club Ln West	1.000	\$18.78
224-485-01-00	1858 Country Club Ln West	1.000	\$18.78
224-485-02-00	1850 Country Club Ln West	1.000	\$18.78
224-485-03-00	1901 Ruby Rd	1.000	\$18.78
224-485-04-00	1911 Ruby Rd	1.000	\$18.78
224-485-05-00	1921 Ruby Rd	1.000	\$18.78
224-485-06-00	1931 Ruby Rd	1.000	\$18.78
224-485-07-00	1941 Ruby Rd	1.000	\$18.78
224-485-08-00	1951 Ruby Rd	1.000	\$18.78
224-485-09-00	1961 Ruby Rd	1.000	\$18.78
224-485-10-00	1971 Ruby Rd	1.000	\$18.78
224-490-05-00	Gary Ln	6.355	\$119.34
224-490-06-00	Country Club Dr	1.000	\$18.78
224-491-01-00	Country Club Dr	3.558	\$66.82
224-510-02-00	1862# Fairway Park	1.000	\$18.78
224-510-03-00	1862# Fairway Park	1.000	\$18.78

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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-510-04-00	1866# Fairway Park	1.000	\$18.78
224-510-05-00	1866# Fairway Park	1.000	\$18.78
224-510-06-00	1870# Fairway Park	1.000	\$18.78
224-510-07-00	1870# Fairway Park	1.000	\$18.78
224-510-08-00	1874# Fairway Park	1.000	\$18.78
224-510-09-00	1874# Fairway Park	1.000	\$18.78
224-510-10-00	1876# Fairway Park	1.000	\$18.78
224-510-11-00	1876# Fairway Park	1.000	\$18.78
224-510-12-00	1880# Fairway Park	1.000	\$18.78
224-510-13-00	1880# Fairway Park	1.000	\$18.78
224-510-14-00	1884# Fairway Park	1.000	\$18.78
224-510-15-00	1884# Fairway Park	1.000	\$18.78
224-510-16-00	1886# Fairway Park	1.000	\$18.78
224-510-17-00	1886# Fairway Park	1.000	\$18.78
224-510-18-00	1890# Fairway Park	1.000	\$18.78
224-510-19-00	1890# Fairway Park	1.000	\$18.78
224-510-20-00	1894# Fairway Park	1.000	\$18.78
224-510-21-00	1894# Fairway Park	1.000	\$18.78
224-510-22-00	1898# Fairway Park	1.000	\$18.78
224-510-23-00	1898# Fairway Park	1.000	\$18.78
224-510-24-00	1896# Fairway Park	1.000	\$18.78
224-510-25-00	1896# Fairway Park	1.000	\$18.78
224-510-26-00	1892# Fairway Park	1.000	\$18.78
224-510-27-00	1892# Fairway Park	1.000	\$18.78
224-510-28-00	1888# Fairway Park	1.000	\$18.78
224-510-29-00	1888# Fairway Park	1.000	\$18.78
224-510-30-00	1878# Fairway Park	1.000	\$18.78
224-510-31-00	1878# Fairway Park	1.000	\$18.78
224-510-32-00	1872# Fairway Park	1.000	\$18.78
224-510-33-00	1872# Fairway Park	1.000	\$18.78
224-510-34-00	1868# Fairway Park	1.000	\$18.78
224-510-35-00	1868# Fairway Park	1.000	\$18.78
224-510-36-00	1864# Fairway Park	1.000	\$18.78
224-510-37-00	1864# Fairway Park	1.000	\$18.78
224-520-01-00	2027 David Dr	1.000	\$18.78
224-520-02-00	2019 David Dr	1.000	\$18.78
224-520-03-00	2011 David Dr	1.000	\$18.78
224-520-04-00	2003 David Dr	1.000	\$18.78
224-520-05-00	1983 David Dr	1.000	\$18.78
224-520-06-00	1975 David Dr	1.000	\$18.78
224-520-07-00	1967 David Dr	1.000	\$18.78
224-520-08-00	1959 David Dr	1.000	\$18.78
224-520-09-00	1951 David Dr	1.000	\$18.78
224-520-10-00	1943 David Dr	1.000	\$18.78
224-520-11-00	1935 David Dr	1.000	\$18.78
224-520-12-00	1934 David Dr	1.000	\$18.78
224-520-13-00	1942 David Dr	1.000	\$18.78
224-520-14-00	1950 David Dr	1.000	\$18.78

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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-520-15-00	1958 David Dr	1.000	\$18.78
224-520-16-00	1966 David Dr	1.000	\$18.78
224-520-17-00	1974 David Dr	1.000	\$18.78
224-520-18-00	1982 David Dr	1.000	\$18.78
224-520-19-00	2002 David Dr	1.000	\$18.78
224-520-20-00	2010 David Dr	1.000	\$18.78
224-520-21-00	2018 David Dr	1.000	\$18.78
224-520-22-00	2026 David Dr	1.000	\$18.78
224-520-24-00	1927 David Dr	1.000	\$18.78
224-520-25-00	1919 David Dr	1.000	\$18.78
224-520-26-00	1909 David Dr	1.000	\$18.78
224-520-27-00	1905 David Dr	1.000	\$18.78
224-520-28-00	1901 David Dr	1.000	\$18.78
224-520-29-00	1863 David Dr	1.000	\$18.78
224-520-30-00	1853 David Dr	1.000	\$18.78
224-520-31-00	1843 David Dr	1.000	\$18.78
224-520-32-00	1833 David Dr	1.000	\$18.78
224-520-33-00	1823 David Dr	1.000	\$18.78
224-520-34-00	1813 David Dr	1.000	\$18.78
224-520-35-00	1803 David Dr	1.000	\$18.78
224-520-36-00	1804 David Dr	1.000	\$18.78
224-520-37-00	1814 David Dr	1.000	\$18.78
224-520-38-00	1824 David Dr	1.000	\$18.78
224-520-39-00	1834 David Dr	1.000	\$18.78
224-520-40-00	1844 David Dr	1.000	\$18.78
224-520-41-00	1902 David Dr	1.000	\$18.78
224-520-42-00	1910 David Dr	1.000	\$18.78
224-520-43-00	1918 David Dr	1.000	\$18.78
224-520-44-00	1926 David Dr	1.000	\$18.78
224-550-01-00	1626 David Dr	1.000	\$18.78
224-550-02-00	1618 David Dr	1.000	\$18.78
224-550-03-00	1610 David Dr	1.000	\$18.78
224-550-04-00	1602 David Dr	1.000	\$18.78
224-550-05-00	1572 David Dr	1.000	\$18.78
224-550-06-00	1562 David Dr	1.000	\$18.78
224-550-08-00	1540 David Dr	1.000	\$18.78
224-550-09-00	1530 David Dr	1.000	\$18.78
224-550-10-00	1520 David Dr	1.000	\$18.78
224-550-11-00	1521 David Dr	1.000	\$18.78
224-550-12-00	1531 David Dr	1.000	\$18.78
224-550-13-00	1541 David Dr	1.000	\$18.78
224-550-14-00	1551 David Dr	1.000	\$18.78
224-550-15-00	1561 David Dr	1.000	\$18.78
224-550-16-00	1571 David Dr	1.000	\$18.78
224-550-17-00	1601 David Dr	1.000	\$18.78
224-550-18-00	1609 David Dr	1.000	\$18.78
224-550-19-00	1617 David Dr	1.000	\$18.78
224-550-20-00	1625 David Dr	1.000	\$18.78

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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-550-21-00	1633 David Dr	1.000	\$18.78
224-550-22-00	1643 David Dr	1.000	\$18.78
224-550-23-00	1962 Gary Ln	1.000	\$18.78
224-550-24-00	1952 Gary Ln	1.000	\$18.78
224-550-25-00	1953 Gary Ln	1.000	\$18.78
224-550-26-00	1963 Gary Ln	1.000	\$18.78
224-550-27-00	1721 David Dr	1.000	\$18.78
224-550-28-00	1731 David Dr	1.000	\$18.78
224-550-29-00	1741 David Dr	1.000	\$18.78
224-550-30-00	1751 David Dr	1.000	\$18.78
224-550-31-00	1761 David Dr	1.000	\$18.78
224-550-32-00	1771 David Dr	1.000	\$18.78
224-550-33-00	1772 David Dr	1.000	\$18.78
224-550-34-00	1762 David Dr	1.000	\$18.78
224-550-35-00	1752 David Dr	1.000	\$18.78
224-550-36-00	1742 David Dr	1.000	\$18.78
224-550-37-00	1732 David Dr	1.000	\$18.78
224-550-38-00	1720 David Dr	1.000	\$18.78
224-550-40-00	1642 David Dr	1.000	\$18.78
224-550-41-00	1634 David Dr	1.000	\$18.78
224-550-42-00	1730 Country Club Ln West	1.000	\$18.78
224-550-43-00	1720 Country Club Ln West	1.000	\$18.78
224-550-44-00	1710 Country Club Ln West	1.000	\$18.78
224-550-45-00	1702 Country Club Ln West	1.000	\$18.78
224-550-46-00	1662 Country Club Ln West	1.000	\$18.78
224-550-47-00	1642 Country Club Ln West	1.000	\$18.78
224-550-54-00	1562 Country Club Ln West	1.000	\$18.78
224-550-55-00	1558 Country Club Ln West	1.000	\$18.78
224-550-56-00	1554 Country Club Ln West	1.000	\$18.78
224-550-57-00	1550 Country Club Ln West	1.000	\$18.78
224-550-58-00	1622 Country Club Ln West	1.000	\$18.78
224-550-59-00	1602 Country Club Ln West	1.000	\$18.78
224-550-60-00	1578 Country Club Ln West	1.000	\$18.78
224-550-63-00	1566 Country Club Ln West	1.000	\$18.78
224-550-64-00	1570 Country Club Ln West	1.000	\$18.78
224-550-66-00	1574 Country Club Ln West	1.000	\$18.78
224-570-01-00	2083 Nutmeg St North	1.000	\$18.78
224-570-02-00	2079 Nutmeg St North	1.000	\$18.78
224-570-03-00	2075 Nutmeg St North	1.000	\$18.78
224-570-04-00	2071 Nutmeg St North	1.000	\$18.78
224-570-05-00	2067 Nutmeg St North	1.000	\$18.78
224-570-06-00	2063 Nutmeg St North	1.000	\$18.78
224-570-07-00	2059 Nutmeg St North	1.000	\$18.78
224-570-08-00	2055 Nutmeg St North	1.000	\$18.78
224-570-09-00	2056 La Habra St	1.000	\$18.78
224-570-10-00	2060 La Habra St	1.000	\$18.78
224-570-11-00	2064 La Habra St	1.000	\$18.78
224-570-12-00	2070 La Habra St	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-570-13-00	2074 La Habra St	1.000	\$18.78
224-570-14-00	2080 La Habra St	1.000	\$18.78
224-570-15-00	1110 La Mirada Ave	1.000	\$18.78
224-570-16-00	1120 La Mirada Ave	1.000	\$18.78
224-570-17-00	1130 La Mirada Ave	1.000	\$18.78
224-570-18-00	1140 La Mirada Ave	1.000	\$18.78
224-570-19-00	1150 La Mirada Ave	1.000	\$18.78
224-570-20-00	1210 La Mirada Ave	1.000	\$18.78
224-570-21-00	1220 La Mirada Ave	1.000	\$18.78
224-570-22-00	1230 La Mirada Ave	1.000	\$18.78
224-570-23-00	1240 La Mirada Ave	1.000	\$18.78
224-570-24-00	1250 La Mirada Ave	1.000	\$18.78
224-570-25-00	1261 La Mirada Ave	1.000	\$18.78
224-570-26-00	1251 La Mirada Ave	1.000	\$18.78
224-570-27-00	1241 La Mirada Ave	1.000	\$18.78
224-570-28-00	1231 La Mirada Ave	1.000	\$18.78
224-570-29-00	1221 La Mirada Ave	1.000	\$18.78
224-570-30-00	1211 La Mirada Ave	1.000	\$18.78
224-570-31-00	1201 La Mirada Ave	1.000	\$18.78
224-570-32-00	1151 La Mirada Ave	1.000	\$18.78
224-570-33-00	1141 La Mirada Ave	1.000	\$18.78
224-570-34-00	1131 La Mirada Ave	1.000	\$18.78
224-570-35-00	1121 La Mirada Ave	1.000	\$18.78
224-570-36-00	1120 Portola Ave	1.000	\$18.78
224-570-37-00	1130 Portola Ave	1.000	\$18.78
224-570-38-00	1140 Portola Ave	1.000	\$18.78
224-570-39-00	1150 Portola Ave	1.000	\$18.78
224-570-40-00	1210 Portola Ave	1.000	\$18.78
224-570-41-00	1220 Portola Ave	1.000	\$18.78
224-570-42-00	1230 Portola Ave	1.000	\$18.78
224-570-43-00	1240 Portola Ave	1.000	\$18.78
224-570-44-00	1250 Portola Ave	1.000	\$18.78
224-570-45-00	1310 Portola Ave	1.000	\$18.78
224-570-46-00	1251 Portola Ave	1.000	\$18.78
224-570-47-00	1241 Portola Ave	1.000	\$18.78
224-570-48-00	1151 Portola Ave	1.000	\$18.78
224-570-49-00	1141 Portola Ave	1.000	\$18.78
224-570-50-00	1131 Portola Ave	1.000	\$18.78
224-570-51-00	1121 Portola Ave	1.000	\$18.78
224-580-01-00	1310 La Mirada Ave	1.000	\$18.78
224-580-02-00	1320 La Mirada Ave	1.000	\$18.78
224-580-03-00	1330 La Mirada Ave	1.000	\$18.78
224-580-04-00	1340 La Mirada Ave	1.000	\$18.78
224-580-05-00	1350 La Mirada Way	1.000	\$18.78
224-580-06-00	1360 La Mirada Way	1.000	\$18.78
224-580-07-00	1370 La Mirada Way	1.000	\$18.78
224-580-08-00	1360 Portola Ave	1.000	\$18.78
224-580-09-00	1370 Portola Ave	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-580-10-00	1380 Portola Ave	1.000	\$18.78
224-580-11-00	1390 Portola Ave	1.000	\$18.78
224-580-12-00	1975 La Brea St	1.000	\$18.78
224-580-13-00	1381 Portola Ave	1.000	\$18.78
224-580-14-00	1371 Portola Ave	1.000	\$18.78
224-580-15-00	1361 Portola Ave	1.000	\$18.78
224-580-16-00	1351 Portola Ave	1.000	\$18.78
224-580-17-00	1341 Portola Ave	1.000	\$18.78
224-580-18-00	1331 Portola Ave	1.000	\$18.78
224-580-19-00	1321 Portola Ave	1.000	\$18.78
224-580-22-00	1320 Portola Ave	1.000	\$18.78
224-580-23-00	1330 Portola Ave	1.000	\$18.78
224-580-24-00	1341 La Mirada Way	1.000	\$18.78
224-580-25-00	1331 La Mirada Way	1.000	\$18.78
224-580-26-00	1321 La Mirada Way	1.000	\$18.78
224-580-27-00	1311 La Mirada Ave	1.000	\$18.78
224-580-28-00	1301 La Mirada Ave	1.000	\$18.78
224-580-29-00	1311 Portola Ave	1.000	\$18.78
224-580-30-00	1301 Portola Ave	1.000	\$18.78
224-590-01-00	2060 Nutmeg St North	1.000	\$18.78
224-590-02-00	2050 Nutmeg St North	1.000	\$18.78
224-590-03-00	1082 Memory Ln	1.000	\$18.78
224-590-04-00	1074 Memory Ln	1.000	\$18.78
224-590-05-00	1066 Memory Ln	1.000	\$18.78
224-590-06-00	1058 Memory Ln	1.000	\$18.78
224-590-07-00	1050 Memory Ln	1.000	\$18.78
224-590-08-00	1042 Memory Ln	1.000	\$18.78
224-590-09-00	1034 Memory Ln	1.000	\$18.78
224-590-10-00	1026 Memory Ln	1.000	\$18.78
224-590-11-00	1018 Memory Ln	1.000	\$18.78
224-590-12-00	1041 Memory Ln	1.000	\$18.78
224-590-13-00	1061 Memory Ln	1.000	\$18.78
224-590-14-00	1075 Memory Ln	1.000	\$18.78
224-590-15-00	1095 Memory Ln	1.000	\$18.78
224-590-21-00	1011 Memory Ln	1.000	\$18.78
224-590-22-00	1021 Memory Ln	1.000	\$18.78
224-680-01-00	2005 Gary Ln	1.000	\$18.78
224-680-02-00	2009 Gary Ln	1.000	\$18.78
224-680-03-00	2017 Camino Dr	1.000	\$18.78
224-680-04-00	2021 Camino Dr	1.000	\$18.78
224-680-05-00	2025 Camino Dr	1.000	\$18.78
224-680-06-00	2029 Camino Dr	1.000	\$18.78
224-680-07-00	2033 Camino Dr	1.000	\$18.78
224-680-08-00	2037 Camino Dr	1.000	\$18.78
224-680-09-00	2034 Camino Dr	1.000	\$18.78
224-680-10-00	2030 Camino Dr	1.000	\$18.78
224-680-11-00	2026 Camino Dr	1.000	\$18.78
224-680-12-00	2022 Camino Dr	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-680-13-00	2016 Camino Dr	1.000	\$18.78
224-680-14-00	2027 Fuerte Ln	1.000	\$18.78
224-680-15-00	2031 Fuerte Ln	1.000	\$18.78
224-680-16-00	2035 Fuerte Ln	1.000	\$18.78
224-680-17-00	2032 Fuerte Ln	1.000	\$18.78
224-680-18-00	2024 Fuerte Ln	1.000	\$18.78
224-680-19-00	1640 Gary Ln	1.000	\$18.78
224-680-20-00	1630 Gary Ln	1.000	\$18.78
224-680-21-00	1620 Gary Ln	1.000	\$18.78
224-680-22-00	1550 Gary Ln	1.000	\$18.78
224-680-23-00	1540 Gary Ln	1.000	\$18.78
224-680-24-00	1541 Gary Ln	1.000	\$18.78
224-680-25-00	1551 Gary Ln	1.000	\$18.78
224-680-26-00	1621 Gary Ln	1.000	\$18.78
224-680-27-00	1631 Gary Ln	1.000	\$18.78
224-680-28-00	1641 Gary Ln	1.000	\$18.78
224-680-29-00	2020 Gary Ln	1.000	\$18.78
224-680-30-00	2016 Gary Ln	1.000	\$18.78
224-680-31-00	2012 Gary Ln	1.000	\$18.78
224-680-32-00	2008 Gary Ln	1.000	\$18.78
224-680-33-00	2004 Gary Ln	1.000	\$18.78
224-680-37-00	2060 Vera Ln	1.000	\$18.78
224-680-38-00	2056 Vera Ln	1.000	\$18.78
224-680-39-00	2052 Vera Ln	1.000	\$18.78
224-680-40-00	2048 Vera Ln	1.000	\$18.78
224-680-41-00	2044 Vera Ln	1.000	\$18.78
224-680-42-00	2040 Vera Ln	1.000	\$18.78
224-680-43-00	2036 Vera Ln	1.000	\$18.78
224-680-44-00	2032 Vera Ln	1.000	\$18.78
224-680-49-00	2045 Vera Ln	1.000	\$18.78
224-680-50-00	2049 Vera Ln	1.000	\$18.78
224-680-51-00	2053 Vera Ln	1.000	\$18.78
224-680-52-00	Vera Ln		
224-681-01-00	1531 Gary Ln	1.000	\$18.78
224-681-02-00	1475 Calle Redonda Ln	1.000	\$18.78
224-681-03-00	1471 Calle Redonda Ln	1.000	\$18.78
224-681-04-00	1469 Calle Redonda Ln	1.000	\$18.78
224-681-05-00	1463 Calle Redonda Ln	1.000	\$18.78
224-681-06-00	1457 Calle Redonda Ln	1.000	\$18.78
224-681-07-00	1453 Calle Redonda Ln	1.000	\$18.78
224-681-08-00	1449 Calle Redonda Ln	1.000	\$18.78
224-681-09-00	1443 Calle Redonda Ln	1.000	\$18.78
224-681-10-00	1437 Calle Redonda Ln	1.000	\$18.78
224-681-11-00	1431 Calle Redonda Ln	1.000	\$18.78
224-681-12-00	1425 Calle Redonda Ln	1.000	\$18.78
224-681-13-00	1421 Calle Redonda Ln	1.000	\$18.78
224-681-14-00	1417 Calle Redonda Ln	1.000	\$18.78
224-681-15-00	1413 Calle Redonda Ln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-681-16-00	1409 Calle Redonda Ln	1.000	\$18.78
224-681-17-00	1405 Calle Redonda Ln	1.000	\$18.78
224-681-18-00	1401 Calle Redonda Ln	1.000	\$18.78
224-681-19-00	1412 Calle Redonda Ln	1.000	\$18.78
224-681-20-00	1418 Calle Redonda Ln	1.000	\$18.78
224-681-21-00	1424 Calle Redonda Ln	1.000	\$18.78
224-681-22-00	1430 Calle Redonda Ln	1.000	\$18.78
224-681-23-00	1436 Calle Redonda Ln	1.000	\$18.78
224-681-24-00	1442 Calle Redonda Ln	1.000	\$18.78
224-681-25-00	1448 Calle Redonda Ln	1.000	\$18.78
224-681-26-00	1464 Calle Redonda Ln	1.000	\$18.78
224-681-27-00	1470 Calle Redonda Ln	1.000	\$18.78
224-681-28-00	1476 Calle Redonda Ln	1.000	\$18.78
224-681-29-00	1447 Gary Ln	1.000	\$18.78
224-681-30-00	1441 Gary Ln	1.000	\$18.78
224-681-31-00	1433 Gary Ln	1.000	\$18.78
224-681-32-00	1427 Gary Ln	1.000	\$18.78
224-681-33-00	1421 Gary Ln	1.000	\$18.78
224-681-34-00	1360 Gary Ln	1.000	\$18.78
224-681-35-00	1366 Gary Ln	1.000	\$18.78
224-681-36-00	1410 Gary Ln	1.000	\$18.78
224-681-37-00	1416 Gary Ln	1.000	\$18.78
224-681-38-00	1422 Gary Ln	1.000	\$18.78
224-681-39-00	1428 Gary Ln	1.000	\$18.78
224-681-40-00	1434 Gary Ln	1.000	\$18.78
224-681-41-00	1440 Gary Ln	1.000	\$18.78
224-681-42-00	1446 Gary Ln	1.000	\$18.78
224-681-43-00	1452 Gary Ln	1.000	\$18.78
224-681-44-00	1458 Gary Ln	1.000	\$18.78
224-681-45-00	1464 Gary Ln	1.000	\$18.78
224-681-46-00	1530 Gary Ln	1.000	\$18.78
224-690-01-00	1917 Cortez Ave	1.000	\$18.78
224-690-02-00	1913 Cortez Ave	1.000	\$18.78
224-690-03-00	1909 Cortez Ave	1.000	\$18.78
224-690-04-00	1905 Cortez Ave	1.000	\$18.78
224-690-05-00	1901 Cortez Ave	1.000	\$18.78
224-690-06-00	1889 Cortez Ave	1.000	\$18.78
224-690-07-00	1885 Cortez Ave	1.000	\$18.78
224-690-08-00	1881 Cortez Ave	1.000	\$18.78
224-690-09-00	1877 Cortez Ave	1.000	\$18.78
224-690-10-00	1873 Cortez Ave	1.000	\$18.78
224-690-11-00	1869 Cortez Ave	1.000	\$18.78
224-690-12-00	1865 Cortez Ave	1.000	\$18.78
224-690-13-00	1861 Cortez Ave	1.000	\$18.78
224-690-16-00	1849 Cortez Ave	1.000	\$18.78
224-690-17-00	1845 Cortez Ave	1.000	\$18.78
224-690-18-00	1841 Cortez Ave	1.000	\$18.78
224-690-19-00	1837 Cortez Ave	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-690-20-00	1833 Cortez Ave	1.000	\$18.78
224-690-21-00	1829 Cortez Ave	1.000	\$18.78
224-690-22-00	1825 Cortez Ave	1.000	\$18.78
224-690-23-00	1821 Cortez Ave	1.000	\$18.78
224-690-24-00	1817 Cortez Ave	1.000	\$18.78
224-690-25-00	1813 Cortez Ave	1.000	\$18.78
224-690-26-00	1809 Cortez Ave	1.000	\$18.78
224-690-27-00	1805 Cortez Ave	1.000	\$18.78
224-690-28-00	1801 Cortez Ave	1.000	\$18.78
224-690-29-00	1806 Cortez Ave	1.000	\$18.78
224-690-30-00	1810 Cortez Ave	1.000	\$18.78
224-690-31-00	1814 Cortez Ave	1.000	\$18.78
224-690-32-00	1818 Cortez Ave	1.000	\$18.78
224-690-33-00	1822 Cortez Ave	1.000	\$18.78
224-690-34-00	1826 Cortez Ave	1.000	\$18.78
224-690-35-00	1832 Cortez Ave	1.000	\$18.78
224-690-36-00	1836 Cortez Ave	1.000	\$18.78
224-690-37-00	1840 Cortez Ave	1.000	\$18.78
224-690-38-00	1860 Cortez Ave	1.000	\$18.78
224-690-39-00	1868 Cortez Ave	1.000	\$18.78
224-690-40-00	1872 Cortez Ave	1.000	\$18.78
224-690-41-00	1876 Cortez Ave	1.000	\$18.78
224-690-42-00	1880 Cortez Ave	1.000	\$18.78
224-690-43-00	1884 Cortez Ave	1.000	\$18.78
224-690-44-00	1888 Cortez Ave	1.000	\$18.78
224-690-45-00	1447 San Carlos Pl	1.000	\$18.78
224-690-46-00	1433 San Carlos Pl	1.000	\$18.78
224-690-47-00	1425 San Carlos Pl	1.000	\$18.78
224-690-48-00	1417 San Carlos Pl	1.000	\$18.78
224-690-49-00	1409 San Carlos Pl	1.000	\$18.78
224-690-50-00	1401 San Carlos Pl	1.000	\$18.78
224-690-51-00	1404 San Carlos Pl	1.000	\$18.78
224-690-52-00	1410 San Carlos Pl	1.000	\$18.78
224-690-53-00	1416 San Carlos Pl	1.000	\$18.78
224-690-54-00	1422 San Carlos Pl	1.000	\$18.78
224-690-55-00	1428 San Carlos Pl	1.000	\$18.78
224-690-56-00	1434 San Carlos Pl	1.000	\$18.78
224-690-57-00	1440 San Carlos Pl	1.000	\$18.78
224-690-58-00	1446 San Carlos Pl	1.000	\$18.78
224-690-59-00	1452 San Carlos Pl	1.000	\$18.78
224-690-60-00	1910 Cortez Ave	1.000	\$18.78
224-690-61-00	1914 Cortez Ave	1.000	\$18.78
224-690-62-00	1918 Cortez Ave	1.000	\$18.78
224-690-63-00	1922 Cortez Ave	1.000	\$18.78
224-690-64-00	1940 La Brea St	1.000	\$18.78
224-690-65-00	1950 La Brea St	1.000	\$18.78
224-690-67-00	1857 Cortez Ave	1.000	\$18.78
224-690-68-00	1853 Cortez Ave	1.000	\$18.78

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Landscape Maintenance District No. 1 - Zone 10
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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-700-01-00	1382 Miraflores Gln	1.000	\$18.78
224-700-02-00	1376 Miraflores Gln	1.000	\$18.78
224-700-03-00	1370 Miraflores Gln	1.000	\$18.78
224-700-04-00	1364 Miraflores Gln	1.000	\$18.78
224-700-05-00	1358 Miraflores Gln	1.000	\$18.78
224-700-06-00	1352 Miraflores Gln	1.000	\$18.78
224-700-07-00	1346 Miraflores Gln	1.000	\$18.78
224-700-08-00	1340 Miraflores Gln	1.000	\$18.78
224-700-09-00	1334 Miraflores Gln	1.000	\$18.78
224-700-10-00	1328 Miraflores Gln	1.000	\$18.78
224-700-11-00	1322 Miraflores Gln	1.000	\$18.78
224-700-12-00	1316 Miraflores Gln	1.000	\$18.78
224-700-13-00	1308 Miraflores Gln	1.000	\$18.78
224-700-14-00	1302 Miraflores Gln	1.000	\$18.78
224-700-15-00	1244 La Paloma Gln	1.000	\$18.78
224-700-16-00	1238 La Paloma Gln	1.000	\$18.78
224-700-17-00	1232 La Paloma Gln	1.000	\$18.78
224-700-18-00	1226 La Paloma Gln	1.000	\$18.78
224-700-19-00	1220 La Paloma Gln	1.000	\$18.78
224-700-20-00	1214 La Paloma Gln	1.000	\$18.78
224-700-21-00	1208 La Paloma Gln	1.000	\$18.78
224-700-22-00	1202 La Paloma Gln	1.000	\$18.78
224-700-23-00	1207 La Paloma Gln	1.000	\$18.78
224-700-24-00	1213 La Paloma Gln	1.000	\$18.78
224-700-25-00	1221 La Paloma Gln	1.000	\$18.78
224-700-26-00	1229 La Paloma Gln	1.000	\$18.78
224-700-27-00	1237 La Paloma Gln	1.000	\$18.78
224-700-28-00	1245 La Paloma Gln	1.000	\$18.78
224-700-29-00	1253 La Paloma Gln	1.000	\$18.78
224-700-30-00	1261 La Paloma Gln	1.000	\$18.78
224-700-31-00	1267 La Paloma Gln	1.000	\$18.78
224-700-32-00	1273 La Paloma Gln	1.000	\$18.78
224-700-33-00	1280 La Paloma Gln	1.000	\$18.78
224-700-34-00	1274 La Paloma Gln	1.000	\$18.78
224-700-35-00	1268 La Paloma Gln	1.000	\$18.78
224-700-36-00	1262 La Paloma Gln	1.000	\$18.78
224-700-37-00	1256 La Paloma Gln	1.000	\$18.78
224-700-38-00	1250 La Paloma Gln	1.000	\$18.78
224-700-39-00	2042 Bolsa Chica Gln	1.000	\$18.78
224-700-40-00	2034 Bolsa Chica Gln	1.000	\$18.78
224-700-41-00	2026 Bolsa Chica Gln	1.000	\$18.78
224-700-42-00	2018 Bolsa Chica Gln	1.000	\$18.78
224-700-43-00	2010 Bolsa Chica Gln	1.000	\$18.78
224-700-44-00	2002 Bolsa Chica Gln	1.000	\$18.78
224-700-45-00	2005 Bolsa Chica Gln	1.000	\$18.78
224-700-46-00	2013 Bolsa Chica Gln	1.000	\$18.78
224-700-47-00	2021 Bolsa Chica Gln	1.000	\$18.78
224-700-48-00	2029 Bolsa Chica Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-700-49-00	2037 Bolsa Chica Gln	1.000	\$18.78
224-700-50-00	2045 Bolsa Chica Gln	1.000	\$18.78
224-700-51-00	2034 Santa Ysabel Gln	1.000	\$18.78
224-700-52-00	2026 Santa Ysabel Gln	1.000	\$18.78
224-700-53-00	2018 Santa Ysabel Gln	1.000	\$18.78
224-700-54-00	2010 Santa Ysabel Gln	1.000	\$18.78
224-700-55-00	2021 Santa Ysabel Gln	1.000	\$18.78
224-700-56-00	2029 Santa Ysabel Gln	1.000	\$18.78
224-700-57-00	2037 Santa Ysabel Gln	1.000	\$18.78
224-700-58-00	2045 Santa Ysabel Gln	1.000	\$18.78
224-700-59-00	2050 Santa Ysabel Gln	1.000	\$18.78
224-700-60-00	2042 Santa Ysabel Gln	1.000	\$18.78
224-700-61-00	1157 Miramonte Gln	1.000	\$18.78
224-700-62-00	1149 Miramonte Gln	1.000	\$18.78
224-700-63-00	1141 Miramonte Gln	1.000	\$18.78
224-700-64-00	1133 Miramonte Gln	1.000	\$18.78
224-700-65-00	1125 Miramonte Gln	1.000	\$18.78
224-700-66-00	1117 Miramonte Gln	1.000	\$18.78
224-700-67-00	1109 Miramonte Gln	1.000	\$18.78
224-700-68-00	1101 Miramonte Gln	1.000	\$18.78
224-700-69-00	1118 Miramonte Gln	1.000	\$18.78
224-700-70-00	1126 Miramonte Gln	1.000	\$18.78
224-700-71-00	1134 Miramonte Gln	1.000	\$18.78
224-700-72-00	1142 Miramonte Gln	1.000	\$18.78
224-700-73-00	1135 Hermosillo Gln	1.000	\$18.78
224-700-74-00	1127 Hermosillo Gln	1.000	\$18.78
224-700-75-00	1119 Hermosillo Gln	1.000	\$18.78
224-700-76-00	1111 Hermosillo Gln	1.000	\$18.78
224-700-77-00	1110 Hermosillo Gln	1.000	\$18.78
224-700-78-00	1118 Hermosillo Gln	1.000	\$18.78
224-700-79-00	1126 Hermosillo Gln	1.000	\$18.78
224-700-80-00	1134 Hermosillo Gln	1.000	\$18.78
224-700-81-00	1123 San Jacinto Gln	1.000	\$18.78
224-700-82-00	1115 San Jacinto Gln	1.000	\$18.78
224-700-83-00	1110 San Jacinto Gln	1.000	\$18.78
224-700-84-00	1118 San Jacinto Gln	1.000	\$18.78
224-700-85-00	1126 San Jacinto Gln	1.000	\$18.78
224-700-86-00	1134 San Jacinto Gln	1.000	\$18.78
224-730-01-75	2031 Golden Circle Dr	1.000	\$18.78
224-730-01-76	2029 Golden Circle Dr	1.000	\$18.78
224-730-01-77	2035 Golden Circle Dr	1.000	\$18.78
224-730-01-78	2033 Golden Circle Dr	1.000	\$18.78
224-730-02-01	2039 Golden Circle Dr	1.000	\$18.78
224-730-02-02	2037 Golden Circle Dr	1.000	\$18.78
224-730-02-03	2043 Golden Circle Dr	1.000	\$18.78
224-730-02-04	2041 Golden Circle Dr	1.000	\$18.78
224-730-02-05	2047 Golden Circle Dr	1.000	\$18.78
224-730-02-06	2045 Golden Circle Dr	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-730-02-07	2049 Earl Gln	1.000	\$18.78
224-730-02-08	2051 Earl Gln	1.000	\$18.78
224-730-02-09	2055 Earl Gln	1.000	\$18.78
224-730-02-10	2053 Earl Gln	1.000	\$18.78
224-730-02-11	2057 Earl Gln	1.000	\$18.78
224-730-02-12	2059 Earl Gln	1.000	\$18.78
224-730-02-13	2061 Earl Gln	1.000	\$18.78
224-730-02-14	2063 Earl Gln	1.000	\$18.78
224-730-02-15	2049 Golden Circle Dr	1.000	\$18.78
224-730-02-16	2051 Golden Circle Dr	1.000	\$18.78
224-730-02-17	2053 Golden Circle Dr	1.000	\$18.78
224-730-02-18	2055 Golden Circle Dr	1.000	\$18.78
224-730-02-19	2059 Golden Circle Dr	1.000	\$18.78
224-730-02-20	2057 Golden Circle Dr	1.000	\$18.78
224-730-02-21	2061 Golden Circle Dr	1.000	\$18.78
224-730-02-22	2063 Golden Circle Dr	1.000	\$18.78
224-730-14-25	2024 Daren Gln	1.000	\$18.78
224-730-14-26	2022 Daren Gln	1.000	\$18.78
224-730-14-27	2020 Daren Gln	1.000	\$18.78
224-730-14-28	2018 Daren Gln	1.000	\$18.78
224-730-14-29	2016 Daren Gln	1.000	\$18.78
224-730-14-30	2014 Daren Gln	1.000	\$18.78
224-730-14-31	2012 Pamela Ln	1.000	\$18.78
224-730-14-32	2010 Pamela Ln	1.000	\$18.78
224-730-14-33	2011 Pamela Ln	1.000	\$18.78
224-730-14-34	2013 Pamela Ln	1.000	\$18.78
224-730-14-35	2015 Daren Gln	1.000	\$18.78
224-730-14-36	2017 Daren Gln	1.000	\$18.78
224-730-14-37	2048 Golden Circle Dr	1.000	\$18.78
224-730-14-38	2046 Golden Circle Dr	1.000	\$18.78
224-730-14-39	2044 Golden Circle Dr	1.000	\$18.78
224-730-14-40	2042 Golden Circle Dr	1.000	\$18.78
224-730-14-41	2028 Billy Gln	1.000	\$18.78
224-730-14-42	2026 Billy Gln	1.000	\$18.78
224-730-14-43	2024 Billy Gln	1.000	\$18.78
224-730-14-44	2022 Billy Gln	1.000	\$18.78
224-730-14-45	2020 Billy Gln	1.000	\$18.78
224-730-14-46	2018 Billy Gln	1.000	\$18.78
224-730-14-47	2016 Billy Gln	1.000	\$18.78
224-730-14-48	2014 Billy Gln	1.000	\$18.78
224-730-14-49	2012 Billy Gln	1.000	\$18.78
224-730-14-50	2010 Billy Gln	1.000	\$18.78
224-730-14-51	2011 Billy Gln	1.000	\$18.78
224-730-14-52	2013 Billy Gln	1.000	\$18.78
224-730-14-53	2015 Billy Gln	1.000	\$18.78
224-730-14-54	2017 Billy Gln	1.000	\$18.78
224-730-14-55	2019 Billy Gln	1.000	\$18.78
224-730-14-56	2021 Billy Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-730-14-57	2023 Billy Gln	1.000	\$18.78
224-730-14-58	2025 Billy Gln	1.000	\$18.78
224-730-14-59	2040 Golden Circle Dr	1.000	\$18.78
224-730-14-60	2038 Golden Circle Dr	1.000	\$18.78
224-730-14-61	2036 Golden Circle Dr	1.000	\$18.78
224-730-14-62	2034 Golden Circle Dr	1.000	\$18.78
224-730-14-63	2032 Golden Circle Dr	1.000	\$18.78
224-730-14-64	2030 Golden Circle Dr	1.000	\$18.78
224-730-14-65	2028 Golden Circle Dr	1.000	\$18.78
224-730-14-66	2026 Golden Circle Dr	1.000	\$18.78
224-731-04-67	2033 David Dr	1.000	\$18.78
224-731-04-68	2035 David Dr	1.000	\$18.78
224-731-04-69	2098 Golden Circle Dr	1.000	\$18.78
224-731-04-70	2096 Golden Circle Dr	1.000	\$18.78
224-731-04-71	2094 Golden Circle Dr	1.000	\$18.78
224-731-04-72	2092 Golden Circle Dr	1.000	\$18.78
224-731-04-73	2090 Golden Circle Dr	1.000	\$18.78
224-731-04-74	2088 Golden Circle Dr	1.000	\$18.78
224-731-05-01	2024 Jason Gln	1.000	\$18.78
224-731-05-02	2022 Jason Gln	1.000	\$18.78
224-731-05-03	2020 Jason Gln	1.000	\$18.78
224-731-05-04	2018 Jason Gln	1.000	\$18.78
224-731-05-05	2016 Jason Gln	1.000	\$18.78
224-731-05-06	2014 Jason Gln	1.000	\$18.78
224-731-05-07	2012 Jason Gln	1.000	\$18.78
224-731-05-08	2010 Jason Gln	1.000	\$18.78
224-731-05-09	2011 Jason Gln	1.000	\$18.78
224-731-05-10	2013 Jason Gln	1.000	\$18.78
224-731-05-11	2015 Jason Gln	1.000	\$18.78
224-731-05-12	2017 Jason Gln	1.000	\$18.78
224-731-05-13	2019 Jason Gln	1.000	\$18.78
224-731-05-14	2021 Jason Gln	1.000	\$18.78
224-731-05-15	2023 Jason Gln	1.000	\$18.78
224-731-05-16	2025 Jason Gln	1.000	\$18.78
224-731-05-17	2074 Golden Circle Dr	1.000	\$18.78
224-731-05-18	2072 Golden Circle Dr	1.000	\$18.78
224-731-05-19	2070 Golden Circle Dr	1.000	\$18.78
224-731-05-20	2068 Golden Circle Dr	1.000	\$18.78
224-731-05-21	2066 Golden Circle Dr	1.000	\$18.78
224-731-05-22	2064 Golden Circle Dr	1.000	\$18.78
224-731-05-23	2062 Golden Circle Dr	1.000	\$18.78
224-731-05-24	2060 Golden Circle Dr	1.000	\$18.78
224-731-07-01	1733 Michael Gln	1.000	\$18.78
224-731-07-02	1731 Michael Gln	1.000	\$18.78
224-731-07-03	1729 Michael Gln	1.000	\$18.78
224-731-07-04	1727 Michael Gln	1.000	\$18.78
224-731-07-05	1725 Michael Gln	1.000	\$18.78
224-731-07-06	1723 Michael Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-731-07-07	1721 Michael Gln	1.000	\$18.78
224-731-07-08	1719 Michael Gln	1.000	\$18.78
224-731-07-09	1717 Michael Gln	1.000	\$18.78
224-731-07-10	1715 Michael Gln	1.000	\$18.78
224-731-07-11	1711 Michael Gln	1.000	\$18.78
224-731-07-12	1713 Michael Gln	1.000	\$18.78
224-731-07-13	2091 Golden Circle Dr	1.000	\$18.78
224-731-07-14	2089 Golden Circle Dr	1.000	\$18.78
224-731-07-15	2095 Golden Circle Dr	1.000	\$18.78
224-731-07-16	2093 Golden Circle Dr	1.000	\$18.78
224-731-07-17	2097 Golden Circle Dr	1.000	\$18.78
224-731-07-18	2099 Golden Circle Dr	1.000	\$18.78
224-731-07-19	2105 David Dr	1.000	\$18.78
224-731-07-20	2107 David Dr	1.000	\$18.78
224-731-07-21	2111 David Dr	1.000	\$18.78
224-731-07-22	2113 David Dr	1.000	\$18.78
224-731-07-23	2118 David Dr	1.000	\$18.78
224-731-07-24	2116 David Dr	1.000	\$18.78
224-731-07-25	2114 David Dr	1.000	\$18.78
224-731-07-26	2112 David Dr	1.000	\$18.78
224-731-07-27	2110 David Dr	1.000	\$18.78
224-731-07-28	2108 David Dr	1.000	\$18.78
224-731-07-29	2106 David Dr	1.000	\$18.78
224-731-07-30	2104 David Dr	1.000	\$18.78
224-731-07-31	2032 David Dr	1.000	\$18.78
224-731-07-32	2030 David Dr	1.000	\$18.78
224-750-01-00	2041 Camino Dr	1.000	\$18.78
224-750-02-00	2045 Camino Dr	1.000	\$18.78
224-750-03-00	2049 Camino Dr	1.000	\$18.78
224-750-04-00	2053 Camino Dr	1.000	\$18.78
224-750-05-00	2057 Camino Dr	1.000	\$18.78
224-750-06-00	2061 Camino Dr	1.000	\$18.78
224-750-07-00	2065 Camino Dr	1.000	\$18.78
224-750-08-00	2069 Camino Dr	1.000	\$18.78
224-750-09-00	2073 Camino Dr	1.000	\$18.78
224-750-10-00	2105 Camino Dr	1.000	\$18.78
224-750-11-00	2111 Camino Dr	1.000	\$18.78
224-750-12-00	2117 Camino Dr	1.000	\$18.78
224-750-13-00	2123 Camino Dr	1.000	\$18.78
224-750-14-00	2129 Camino Dr	1.000	\$18.78
224-750-15-00	2135 Camino Dr	1.000	\$18.78
224-750-16-00	2141 Camino Dr	1.000	\$18.78
224-750-17-00	2147 Camino Dr	1.000	\$18.78
224-750-18-00	2130 Camino Dr	1.000	\$18.78
224-750-19-00	2124 Camino Dr	1.000	\$18.78
224-750-20-00	2120 Camino Dr	1.000	\$18.78
224-750-21-00	2116 Camino Dr	1.000	\$18.78
224-750-22-00	2110 Camino Dr	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-750-23-00	2102 Camino Dr	1.000	\$18.78
224-750-24-00	2076 Fuerte Ln	1.000	\$18.78
224-750-25-00	2070 Fuerte Ln	1.000	\$18.78
224-750-26-00	2064 Fuerte Ln	1.000	\$18.78
224-750-27-00	2058 Fuerte Ln	1.000	\$18.78
224-750-28-00	2052 Fuerte Ln	1.000	\$18.78
224-750-29-00	2048 Fuerte Ln	1.000	\$18.78
224-750-30-00	2040 Fuerte Ln	1.000	\$18.78
224-750-31-00	2039 Fuerte Ln	1.000	\$18.78
224-750-32-00	2043 Fuerte Ln	1.000	\$18.78
224-750-33-00	2049 Fuerte Ln	1.000	\$18.78
224-750-34-00	2053 Fuerte Ln	1.000	\$18.78
224-750-35-00	2057 Fuerte Ln	1.000	\$18.78
224-750-36-00	2068 Camino Dr	1.000	\$18.78
224-750-37-00	2064 Camino Dr	1.000	\$18.78
224-750-38-00	2060 Camino Dr	1.000	\$18.78
224-750-39-00	2054 Camino Dr	1.000	\$18.78
224-750-40-00	2044 Camino Dr	1.000	\$18.78
224-750-41-00	2038 Camino Dr	1.000	\$18.78
224-810-01-00	1429 Country Club Ln West	1.000	\$18.78
224-810-02-00	1437 Country Club Ln West	1.000	\$18.78
224-810-03-00	1445 Country Club Ln West	1.000	\$18.78
224-810-04-00	1453 Country Club Ln West	1.000	\$18.78
224-810-05-00	1461 Country Club Ln West	1.000	\$18.78
224-810-06-00	1958 Firestone Dr	1.000	\$18.78
224-810-07-00	1950 Firestone Dr	1.000	\$18.78
224-810-08-00	1942 Firestone Dr	1.000	\$18.78
224-810-09-00	1934 Firestone Dr	1.000	\$18.78
224-810-10-00	1926 Firestone Dr	1.000	\$18.78
224-810-11-00	1918 Firestone Dr	1.000	\$18.78
224-810-12-00	1910 Firestone Dr	1.000	\$18.78
224-810-13-00	1858 Firestone Dr	1.000	\$18.78
224-810-14-00	1850 Firestone Dr	1.000	\$18.78
224-810-15-00	1842 Firestone Dr	1.000	\$18.78
224-810-16-00	1834 Firestone Dr	1.000	\$18.78
224-810-17-00	1826 Firestone Dr	1.000	\$18.78
224-810-18-00	1831 Firestone Dr	1.000	\$18.78
224-810-19-00	1839 Firestone Dr	1.000	\$18.78
224-810-20-00	1603 Pinehurst Ave	1.000	\$18.78
224-810-21-00	1611 Pinehurst Ave	1.000	\$18.78
224-810-22-00	1619 Pinehurst Ave	1.000	\$18.78
224-810-23-00	1636 Pinehurst Ave	1.000	\$18.78
224-810-24-00	1628 Pinehurst Ave	1.000	\$18.78
224-810-25-00	1620 Pinehurst Ave	1.000	\$18.78
224-810-26-00	1909 Firestone Dr	1.000	\$18.78
224-810-27-00	1917 Firestone Dr	1.000	\$18.78
224-810-28-00	1925 Firestone Dr	1.000	\$18.78
224-810-29-00	1933 Firestone Dr	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-810-30-00	1941 Firestone Dr	1.000	\$18.78
224-810-31-00	1525 Country Club Ln West	1.000	\$18.78
224-810-32-00	1533 Country Club Ln West	1.000	\$18.78
224-810-33-00	1541 Country Club Ln West	1.000	\$18.78
224-810-34-00	1549 Country Club Ln West	1.000	\$18.78
224-810-35-00	1557 Country Club Ln West	1.000	\$18.78
224-811-01-00	1820 Cottonwood Pl	1.000	\$18.78
224-811-02-00	1830 Cottonwood Pl	1.000	\$18.78
224-811-03-00	1840 Cottonwood Pl	1.000	\$18.78
224-811-04-00	1823 Firestone Dr	1.000	\$18.78
224-811-05-00	1815 Firestone Dr	1.000	\$18.78
224-811-08-00	1818 Firestone Dr	1.000	\$18.78
224-811-09-00	1810 Firestone Dr	1.000	\$18.78
224-811-28-00	Foxfire Pl	0.228	\$4.28
224-840-01-00	2165 Nutmeg St North	1.000	\$18.78
224-840-03-00	2149 Nutmeg St North	1.000	\$18.78
224-840-04-00	2141 Nutmeg St North	1.000	\$18.78
224-840-05-00	2133 Nutmeg St North	1.000	\$18.78
224-840-06-00	2125 Nutmeg St North	1.000	\$18.78
224-840-07-00	2117 Nutmeg St North	1.000	\$18.78
224-840-08-00	2109 Nutmeg St North	1.000	\$18.78
224-840-09-00	2101 Nutmeg St North	1.000	\$18.78
224-840-10-00	1110 Country Club Ln West	1.000	\$18.78
224-840-11-00	1118 Country Club Ln West	1.000	\$18.78
224-840-12-00	1126 Country Club Ln West	1.000	\$18.78
224-840-13-00	1134 Country Club Ln West	1.000	\$18.78
224-840-16-00	2157 Nutmeg St North	1.000	\$18.78
224-850-01-00	1402 Westwood Pl	1.000	\$18.78
224-850-02-00	1408 Westwood Pl	1.000	\$18.78
224-850-03-00	1412 Westwood Pl	1.000	\$18.78
224-850-04-00	1416 Westwood Pl	1.000	\$18.78
224-850-05-00	1420 Westwood Pl	1.000	\$18.78
224-850-06-00	1424 Westwood Pl	1.000	\$18.78
224-850-07-00	1423 Westwood Pl	1.000	\$18.78
224-850-08-00	1419 Westwood Pl	1.000	\$18.78
224-850-09-00	1415 Westwood Pl	1.000	\$18.78
224-850-10-00	1411 Westwood Pl	1.000	\$18.78
224-850-11-00	2053 La Brea St	1.000	\$18.78
224-850-12-00	2045 La Brea St	1.000	\$18.78
224-850-13-00	2037 La Brea St	1.000	\$18.78
224-850-14-00	2029 La Brea St	1.000	\$18.78
224-850-15-00	2044 La Brea St	1.000	\$18.78
224-850-16-00	2052 La Brea St	1.000	\$18.78
224-860-01-00	1318 Gary Ln	1.000	\$18.78
224-860-02-00	1324 Gary Ln	1.000	\$18.78
224-860-03-00	1312 Gary Ln	1.000	\$18.78
224-860-04-00	1306 Gary Ln	1.000	\$18.78
224-860-05-00	1142 Gary Ln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-860-06-00	1136 Gary Ln	1.000	\$18.78
224-860-07-00	1130 Gary Ln	1.000	\$18.78
224-860-08-00	1124 Gary Ln	1.000	\$18.78
224-860-09-00	2114 Lark Gln	1.000	\$18.78
224-860-10-00	2110 Lark Gln	1.000	\$18.78
224-860-11-00	2106 Lark Gln	1.000	\$18.78
224-860-12-00	2102 Lark Gln	1.000	\$18.78
224-860-13-00	1101 Wren Gln	1.000	\$18.78
224-860-14-00	1107 Wren Gln	1.000	\$18.78
224-860-15-00	1113 Wren Gln	1.000	\$18.78
224-860-16-00	1119 Wren Gln	1.000	\$18.78
224-860-17-00	1125 Wren Gln	1.000	\$18.78
224-860-18-00	1131 Wren Gln	1.000	\$18.78
224-860-19-00	1137 Wren Gln	1.000	\$18.78
224-860-20-00	1143 Wren Gln	1.000	\$18.78
224-860-21-00	1203 Wren Gln	1.000	\$18.78
224-860-22-00	1209 Wren Gln	1.000	\$18.78
224-860-23-00	1215 Wren Gln	1.000	\$18.78
224-860-24-00	1221 Wren Gln	1.000	\$18.78
224-860-25-00	1227 Wren Gln	1.000	\$18.78
224-860-26-00	1233 Wren Gln	1.000	\$18.78
224-860-27-00	1239 Wren Gln	1.000	\$18.78
224-860-28-00	1245 Wren Gln	1.000	\$18.78
224-860-29-00	1242 Wren Gln	1.000	\$18.78
224-860-30-00	1236 Wren Gln	1.000	\$18.78
224-860-31-00	1230 Wren Gln	1.000	\$18.78
224-860-32-00	1224 Wren Gln	1.000	\$18.78
224-860-33-00	2103 Lark Gln	1.000	\$18.78
224-860-34-00	2107 Lark Gln	1.000	\$18.78
224-860-35-00	2111 Lark Gln	1.000	\$18.78
224-860-36-00	2115 Lark Gln	1.000	\$18.78
224-860-37-00	1301 Gary Ln	1.000	\$18.78
224-860-38-00	1303 Gary Ln	1.000	\$18.78
224-860-39-00	1309 Gary Ln	1.000	\$18.78
224-860-40-00	1315 Gary Ln	1.000	\$18.78
224-860-41-00	1325 Gary Ln	1.000	\$18.78
224-860-42-00	1331 Gary Ln	1.000	\$18.78
224-860-43-00	1337 Gary Ln	1.000	\$18.78
224-860-44-00	1343 Gary Ln	1.000	\$18.78
224-870-01-00	1661 Vaquero Gln	1.000	\$18.78
224-870-02-00	1651 Vaquero Gln	1.000	\$18.78
224-870-03-00	1641 Vaquero Gln	1.000	\$18.78
224-870-06-00	1561 Vaquero Gln	1.000	\$18.78
224-870-07-00	1551 Vaquero Gln	1.000	\$18.78
224-870-08-00	1541 Vaquero Gln	1.000	\$18.78
224-870-09-00	1531 Vaquero Gln	1.000	\$18.78
224-870-10-00	1475 Vaquero Gln	1.000	\$18.78
224-870-11-00	1471 Vaquero Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-870-14-00	1455 Vaquero Gln	1.000	\$18.78
224-870-15-00	1451 Vaquero Gln	1.000	\$18.78
224-870-16-00	1445 Vaquero Gln	1.000	\$18.78
224-870-17-00	1441 Vaquero Gln	1.000	\$18.78
224-870-18-00	1435 Vaquero Gln	1.000	\$18.78
224-870-19-00	1431 Vaquero Gln	1.000	\$18.78
224-870-20-00	1425 Vaquero Gln	1.000	\$18.78
224-870-21-00	1421 Vaquero Gln	1.000	\$18.78
224-870-22-00	1411 Vaquero Gln	1.000	\$18.78
224-870-23-00	1401 Vaquero Gln	1.000	\$18.78
224-870-26-00	1435 Anoché Gln	1.000	\$18.78
224-870-27-00	1445 Anoché Gln	1.000	\$18.78
224-870-30-00	1461 Anoché Gln	1.000	\$18.78
224-870-31-00	1465 Anoché Gln	1.000	\$18.78
224-870-32-00	1471 Anoché Gln	1.000	\$18.78
224-870-33-00	1475 Anoché Gln	1.000	\$18.78
224-870-36-00	1551 Anoché Gln	1.000	\$18.78
224-870-37-00	1561 Anoché Gln	1.000	\$18.78
224-870-40-00	1641 Anoché Gln	1.000	\$18.78
224-870-43-00	2090 Avenida De Aquacate	1.000	\$18.78
224-870-44-00	2080 Avenida De Aquacate	1.000	\$18.78
224-870-45-00	2070 Avenida De Aquacate	1.000	\$18.78
224-870-46-00	2060 Avenida De Aquacate	1.000	\$18.78
224-870-47-00	2050 Avenida De Aquacate	1.000	\$18.78
224-870-48-00	1475 Mercado Gln	1.000	\$18.78
224-870-49-00	1471 Mercado Gln	1.000	\$18.78
224-870-52-00	1455 Mercado Gln	1.000	\$18.78
224-870-53-00	1451 Mercado Gln	1.000	\$18.78
224-870-54-00	1445 Mercado Gln	1.000	\$18.78
224-870-57-00	1631 Vaquero Gln	1.000	\$18.78
224-870-58-00	1621 Vaquero Gln	1.000	\$18.78
224-870-59-00	1465 Vaquero Gln	1.000	\$18.78
224-870-60-00	1461 Vaquero Gln	1.000	\$18.78
224-870-65-00	1621 Anoché Gln	1.000	\$18.78
224-870-66-00	1631 Anoché Gln	1.000	\$18.78
224-870-67-00	1465 Mercado Gln	1.000	\$18.78
224-870-68-00	1451 Anoché Gln	1.000	\$18.78
224-870-69-00	1455 Anoché Gln	1.000	\$18.78
224-870-70-00	1651 Anoché Gln	1.000	\$18.78
224-870-71-00	1661 Anoché Gln	1.000	\$18.78
224-870-72-00	1415 Anoché Gln	1.000	\$18.78
224-870-73-00	1425 Anoché Gln	1.000	\$18.78
224-870-74-00	1461 Mercado Gln	1.000	\$18.78
224-870-75-00	1531 Anoché Gln	1.000	\$18.78
224-870-76-00	1541 Anoché Gln	1.000	\$18.78
224-881-01-00	2124 Nutmeg St North	1.000	\$18.78
224-881-02-00	2116 Nutmeg St North	1.000	\$18.78
224-881-03-00	1040 Country Club Ln West	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-881-04-00	1030 Country Club Ln West	1.000	\$18.78
224-881-05-00	1020 Country Club Ln West	1.000	\$18.78
224-881-06-00	1010 Country Club Ln West	1.000	\$18.78
224-881-07-00	2101 Caraway St	1.000	\$18.78
224-881-08-00	2109 Caraway St	1.000	\$18.78
224-881-09-00	2117 Caraway St	1.000	\$18.78
224-881-10-00	2125 Caraway St	1.000	\$18.78
224-881-11-00	2120 Caraway St	1.000	\$18.78
224-881-12-00	2112 Caraway St	1.000	\$18.78
224-881-13-00	2104 Caraway St	1.000	\$18.78
224-881-14-00	996 Mariposa Pl	1.000	\$18.78
224-881-15-00	986 Mariposa Pl	1.000	\$18.78
224-881-16-00	992 Bittersweet St	1.000	\$18.78
224-881-17-00	982 Bittersweet St	1.000	\$18.78
224-881-18-00	972 Bittersweet St	1.000	\$18.78
224-881-19-00	962 Bittersweet St	1.000	\$18.78
224-881-20-00	952 Bittersweet St	1.000	\$18.78
224-881-21-00	942 Bittersweet St	1.000	\$18.78
224-881-22-00	932 Bittersweet St	1.000	\$18.78
224-881-23-00	931 Bittersweet St	1.000	\$18.78
224-881-24-00	941 Bittersweet St	1.000	\$18.78
224-881-25-00	951 Bittersweet St	1.000	\$18.78
224-881-26-00	961 Bittersweet St	1.000	\$18.78
224-881-27-00	971 Bittersweet St	1.000	\$18.78
224-881-28-00	976 Mariposa Pl	1.000	\$18.78
224-881-29-00	966 Mariposa Pl	1.000	\$18.78
224-881-30-00	956 Mariposa Pl	1.000	\$18.78
224-881-31-00	946 Mariposa Pl	1.000	\$18.78
224-881-32-00	936 Mariposa Pl	1.000	\$18.78
224-881-33-00	933 Mariposa Pl	1.000	\$18.78
224-881-34-00	943 Mariposa Pl	1.000	\$18.78
224-881-35-00	953 Mariposa Pl	1.000	\$18.78
224-881-36-00	963 Mariposa Pl	1.000	\$18.78
224-881-37-00	973 Mariposa Pl	1.000	\$18.78
224-881-38-00	983 Mariposa Pl	1.000	\$18.78
224-881-39-00	993 Mariposa Pl	1.000	\$18.78
224-882-01-00	2081 Caraway St	1.000	\$18.78
224-882-02-00	2077 Caraway St	1.000	\$18.78
224-882-03-00	2073 Caraway St	1.000	\$18.78
224-882-04-00	2069 Caraway St	1.000	\$18.78
224-882-05-00	2065 Caraway St	1.000	\$18.78
224-882-06-00	2061 Caraway St	1.000	\$18.78
224-882-07-00	2057 Caraway St	1.000	\$18.78
224-882-08-00	2053 Caraway St	1.000	\$18.78
224-882-09-00	2066 Caraway St	1.000	\$18.78
224-882-10-00	2070 Caraway St	1.000	\$18.78
224-882-11-00	2074 Caraway St	1.000	\$18.78
224-882-12-00	2078 Caraway St	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-882-14-00	1073 Fountain Pl	1.000	\$18.78
224-882-15-00	1061 Fountain Pl	1.000	\$18.78
224-882-16-00	1049 Fountain Pl	1.000	\$18.78
224-882-17-00	1037 Fountain Pl	1.000	\$18.78
224-882-18-00	1040 Fountain Pl	1.000	\$18.78
224-882-19-00	1052 Fountain Pl	1.000	\$18.78
224-882-20-00	1064 Fountain Pl	1.000	\$18.78
224-882-21-00	1076 Fountain Pl	1.000	\$18.78
224-882-22-00	1087 Country Club Ln West	3.394	\$63.74
224-882-23-00	2049 Caraway St	1.000	\$18.78
224-882-24-00	2045 Caraway St	1.000	\$18.78
224-882-25-00	2041 Caraway St	1.000	\$18.78
224-882-26-00	2039 Caraway St	1.000	\$18.78
224-882-27-00	2035 Caraway St	1.000	\$18.78
224-882-28-00	2031 Caraway St	1.000	\$18.78
224-882-29-00	2027 Caraway St	1.000	\$18.78
224-882-30-00	2026 Caraway St	1.000	\$18.78
224-882-31-00	2032 Caraway St	1.000	\$18.78
224-882-32-00	2038 Caraway St	1.000	\$18.78
224-910-01-00	2072 Cherokee Ln	1.000	\$18.78
224-910-02-00	2062 Cherokee Ln	1.000	\$18.78
224-910-03-00	2052 Cherokee Ln	1.000	\$18.78
224-910-04-00	2042 Cherokee Ln	1.000	\$18.78
224-910-05-00	2032 Cherokee Ln	1.000	\$18.78
224-910-06-00	2022 Cherokee Ln	1.000	\$18.78
224-910-07-00	2035 Cherokee Ln	1.000	\$18.78
224-910-08-00	2049 Cherokee Ln	1.000	\$18.78
224-910-09-00	2065 Cherokee Ln	1.000	\$18.78
224-930-01-00	1775 Arroyo Gln	1.000	\$18.78
224-930-02-00	1773 Arroyo Gln	1.000	\$18.78
224-930-03-00	1771 Arroyo Gln	1.000	\$18.78
224-930-04-00	1769 Arroyo Gln	1.000	\$18.78
224-930-05-00	1767 Arroyo Gln	1.000	\$18.78
224-930-06-00	1759 Arroyo Gln	1.000	\$18.78
224-930-07-00	1757 Arroyo Gln	1.000	\$18.78
224-930-08-00	1755 Arroyo Gln	1.000	\$18.78
224-930-09-00	1753 Arroyo Gln	1.000	\$18.78
224-930-10-00	1751 Arroyo Gln	1.000	\$18.78
224-930-11-00	1758 Arroyo Gln	1.000	\$18.78
224-930-12-00	1760 Arroyo Gln	1.000	\$18.78
224-930-13-00	1762 Arroyo Gln	1.000	\$18.78
224-930-14-00	1764 Arroyo Gln	1.000	\$18.78
224-930-15-00	1766 Arroyo Gln	1.000	\$18.78
224-930-16-00	1768 Arroyo Gln	1.000	\$18.78
224-930-17-00	1770 Arroyo Gln	1.000	\$18.78
224-930-18-00	1784 Solana Gln	1.000	\$18.78
224-930-19-00	1782 Solana Gln	1.000	\$18.78
224-930-20-00	1780 Solana Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-930-21-00	1774 Solana Gln	1.000	\$18.78
224-930-22-00	1772 Solana Gln	1.000	\$18.78
224-930-23-00	1770 Solana Gln	1.000	\$18.78
224-930-24-00	1768 Solana Gln	1.000	\$18.78
224-930-25-00	1766 Solana Gln	1.000	\$18.78
224-930-26-00	1764 Solana Gln	1.000	\$18.78
224-930-27-00	1762 Solana Gln	1.000	\$18.78
224-930-28-00	1771 Solana Gln	1.000	\$18.78
224-930-29-00	1773 Solana Gln	1.000	\$18.78
224-930-30-00	1775 Solana Gln	1.000	\$18.78
224-930-31-00	1777 Capistrano Gln	1.000	\$18.78
224-930-32-00	1775 Capistrano Gln	1.000	\$18.78
224-930-33-00	1773 Capistrano Gln	1.000	\$18.78
224-930-34-00	1771 Capistrano Gln	1.000	\$18.78
224-930-35-00	1769 Capistrano Gln	1.000	\$18.78
224-930-36-00	1767 Capistrano Gln	1.000	\$18.78
224-930-37-00	1764 Capistrano Gln	1.000	\$18.78
224-930-38-00	1766 Capistrano Gln	1.000	\$18.78
224-951-01-00	2201 Sawgrass Gln	1.000	\$18.78
224-951-02-00	2207 Sawgrass Gln	1.000	\$18.78
224-951-03-00	2213 Sawgrass Gln	1.000	\$18.78
224-951-07-00	2237 Sawgrass Gln	1.000	\$18.78
224-951-08-00	2202 Hilton Head Gln	1.000	\$18.78
224-951-09-00	2206 Hilton Head Gln	1.000	\$18.78
224-951-10-00	2210 Hilton Head Gln	1.000	\$18.78
224-951-11-00	2214 Hilton Head Gln	1.000	\$18.78
224-951-12-00	2218 Hilton Head Gln	1.000	\$18.78
224-951-13-00	2222 Hilton Head Gln	1.000	\$18.78
224-951-14-00	2226 Hilton Head Gln	1.000	\$18.78
224-951-15-00	2230 Hilton Head Gln	1.000	\$18.78
224-951-16-00	2234 Hilton Head Gln	1.000	\$18.78
224-951-17-00	2238 Hilton Head Gln	1.000	\$18.78
224-951-18-00	2242 Hilton Head Gln	1.000	\$18.78
224-951-19-00	1737 Congressional Gln	1.000	\$18.78
224-951-20-00	1741 Congressional Gln	1.000	\$18.78
224-951-21-00	1745 Congressional Gln	1.000	\$18.78
224-951-24-00	1807 Congressional Gln	1.000	\$18.78
224-951-25-00	1811 Congressional Gln	1.000	\$18.78
224-951-26-00	1815 Congressional Gln	1.000	\$18.78
224-951-27-00	1819 Congressional Gln	1.000	\$18.78
224-951-28-00	1823 Congressional Gln	1.000	\$18.78
224-951-29-00	1827 Congressional Gln	1.000	\$18.78
224-951-30-00	2233 Hilton Head Gln	1.000	\$18.78
224-951-31-00	2229 Hilton Head Gln	1.000	\$18.78
224-951-32-00	2225 Hilton Head Gln	1.000	\$18.78
224-951-33-00	2221 Hilton Head Gln	1.000	\$18.78
224-951-34-00	2217 Hilton Head Gln	1.000	\$18.78
224-951-35-00	2213 Hilton Head Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-951-36-00	2209 Hilton Head Gln	1.000	\$18.78
224-951-37-00	2205 Hilton Head Gln	1.000	\$18.78
224-951-38-00	2235 Medina Gln	1.000	\$18.78
224-951-39-00	2231 Medina Gln	1.000	\$18.78
224-951-40-00	2227 Medina Gln	1.000	\$18.78
224-951-41-00	2223 Medina Gln	1.000	\$18.78
224-951-42-00	2219 Medina Gln	1.000	\$18.78
224-951-43-00	2215 Medina Gln	1.000	\$18.78
224-951-44-00	2211 Medina Gln	1.000	\$18.78
224-951-45-00	2207 Medina Gln	1.000	\$18.78
224-951-46-00	2203 Medina Gln	1.000	\$18.78
224-951-49-00	1753 Congressional Gln	1.000	\$18.78
224-951-50-00	1749 Congressional Gln	1.000	\$18.78
224-951-51-00	2219 Sawgrass Gln	1.000	\$18.78
224-951-52-00	2225 Sawgrass Gln	1.000	\$18.78
224-951-53-00	2231 Sawgrass Gln	1.000	\$18.78
224-951-54-00	2169 Torrey Gln	1.000	\$18.78
224-951-55-00	2175 Torrey Gln	1.000	\$18.78
224-951-56-00	2191 Torrey Gln	1.000	\$18.78
224-951-57-00	2195 Torrey Gln	1.000	\$18.78
224-951-58-00	2209 Torrey Gln	1.000	\$18.78
224-951-59-00	2206 Torrey Gln	1.000	\$18.78
224-951-60-00	2202 Torrey Gln	1.000	\$18.78
224-951-61-00	2196 Torrey Gln	1.000	\$18.78
224-951-62-00	2192 Torrey Gln	1.000	\$18.78
224-951-63-00	2188 Torrey Gln	1.000	\$18.78
224-951-64-00	2184 Torrey Gln	1.000	\$18.78
224-951-65-00	2180 Torrey Gln	1.000	\$18.78
224-951-66-00	2176 Torrey Gln	1.000	\$18.78
224-951-67-00	2172 Torrey Gln	1.000	\$18.78
224-951-68-00	2168 Torrey Gln	1.000	\$18.78
224-951-69-00	2164 Torrey Gln	1.000	\$18.78
224-952-01-00	1739 National Gln	1.000	\$18.78
224-952-02-00	1733 National Gln	1.000	\$18.78
224-952-03-00	1727 National Gln	1.000	\$18.78
224-952-04-00	1721 National Gln	1.000	\$18.78
224-952-05-00	1715 National Gln	1.000	\$18.78
224-952-06-00	2101 Winged Foot Gln	1.000	\$18.78
224-952-07-00	2107 Winged Foot Gln	1.000	\$18.78
224-952-08-00	2113 Winged Foot Gln	1.000	\$18.78
224-952-09-00	2119 Winged Foot Gln	1.000	\$18.78
224-952-10-00	1713 Sawgrass Gln	1.000	\$18.78
224-952-11-00	1719 Sawgrass Gln	1.000	\$18.78
224-952-12-00	1725 Sawgrass Gln	1.000	\$18.78
224-952-13-00	1731 Sawgrass Gln	1.000	\$18.78
224-952-14-00	1737 Sawgrass Gln	1.000	\$18.78
224-952-15-00	1743 Sawgrass Gln	1.000	\$18.78
224-952-16-00	1749 Sawgrass Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
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Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-952-17-00	1759 Cypress Point Gln	1.000	\$18.78
224-952-18-00	1753 Cypress Point Gln	1.000	\$18.78
224-952-19-00	1747 Cypress Point Gln	1.000	\$18.78
224-952-20-00	1741 Cypress Point Gln	1.000	\$18.78
224-952-21-00	1735 Cypress Point Gln	1.000	\$18.78
224-952-22-00	1729 Cypress Point Gln	1.000	\$18.78
224-952-23-00	1723 Cypress Point Gln	1.000	\$18.78
224-952-24-00	1717 Cypress Point Gln	1.000	\$18.78
224-952-25-00	1711 Cypress Point Gln	1.000	\$18.78
224-952-26-00	1705 Cypress Point Gln	1.000	\$18.78
224-952-27-00	1703 Doral Gln	1.000	\$18.78
224-952-28-00	1709 Doral Gln	1.000	\$18.78
224-952-29-00	1715 Doral Gln	1.000	\$18.78
224-952-30-00	1721 Doral Gln	1.000	\$18.78
224-952-31-00	1727 Doral Gln	1.000	\$18.78
224-952-32-00	1733 Doral Gln	1.000	\$18.78
224-952-33-00	1739 Doral Gln	1.000	\$18.78
224-952-34-00	1745 Doral Gln	1.000	\$18.78
224-952-35-00	1751 Doral Gln	1.000	\$18.78
224-952-36-00	1757 Doral Gln	1.000	\$18.78
224-952-37-00	1753 Muirfield Gln	1.000	\$18.78
224-952-38-00	1747 Muirfield Gln	1.000	\$18.78
224-952-39-00	1741 Muirfield Gln	1.000	\$18.78
224-952-40-00	1735 Muirfield Gln	1.000	\$18.78
224-952-41-00	1729 Muirfield Gln	1.000	\$18.78
224-952-42-00	1723 Muirfield Gln	1.000	\$18.78
224-952-43-00	1717 Muirfield Gln	1.000	\$18.78
224-952-44-00	1711 Muirfield Gln	1.000	\$18.78
224-952-45-00	1705 Muirfield Gln	1.000	\$18.78
224-952-46-00	2160 Royal Lytham Gln	1.000	\$18.78
224-952-47-00	2156 Royal Lytham Gln	1.000	\$18.78
224-952-48-00	2152 Royal Lytham Gln	1.000	\$18.78
224-952-49-00	2148 Royal Lytham Gln	1.000	\$18.78
224-952-50-00	2144 Royal Lytham Gln	1.000	\$18.78
224-952-51-00	2140 Royal Lytham Gln	1.000	\$18.78
224-952-52-00	2136 Royal Lytham Gln	1.000	\$18.78
224-952-53-00	2128 Royal Lytham Gln	1.000	\$18.78
224-952-54-00	2124 Royal Lytham Gln	1.000	\$18.78
224-952-55-00	2120 Royal Lytham Gln	1.000	\$18.78
224-952-56-00	2116 Royal Lytham Gln	1.000	\$18.78
224-952-57-00	2112 Royal Lytham Gln	1.000	\$18.78
224-952-58-00	2108 Royal Lytham Gln	1.000	\$18.78
224-952-59-00	2104 Royal Lytham Gln	1.000	\$18.78
224-952-60-00	2103 Royal Lytham Gln	1.000	\$18.78
224-952-61-00	2107 Royal Lytham Gln	1.000	\$18.78
224-952-62-00	2111 Royal Lytham Gln	1.000	\$18.78
224-952-63-00	2115 Royal Lytham Gln	1.000	\$18.78
224-952-64-00	2119 Royal Lytham Gln	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-952-65-00	2123 Royal Lytham Gln	1.000	\$18.78
224-952-66-00	2127 Royal Lytham Gln	1.000	\$18.78
224-952-67-00	2131 Royal Lytham Gln	1.000	\$18.78
224-952-68-00	2135 Royal Lytham Gln	1.000	\$18.78
224-952-69-00	2139 Royal Lytham Gln	1.000	\$18.78
224-952-70-00	2143 Royal Lytham Gln	1.000	\$18.78
224-952-71-00	2147 Royal Lytham Gln	1.000	\$18.78
224-952-72-00	2151 Royal Lytham Gln	1.000	\$18.78
224-952-73-00	2155 Royal Lytham Gln	1.000	\$18.78
224-952-74-00	2159 Royal Lytham Gln	1.000	\$18.78
224-960-12-00	1843 Sunbury St	1.000	\$18.78
224-960-13-00	1833 Sunbury St	1.000	\$18.78
224-960-14-00	1823 Sunbury St	1.000	\$18.78
224-960-15-00	1813 Sunbury St	1.000	\$18.78
224-960-16-00	1803 Sunbury St	1.000	\$18.78
224-960-17-00	1773 Harold Rd	1.000	\$18.78
224-960-18-00	1769 Harold Rd	1.000	\$18.78
224-960-19-00	1765 Harold Rd	1.000	\$18.78
224-960-20-00	1761 Harold Rd	1.000	\$18.78
224-960-21-00	1757 Harold Rd	1.000	\$18.78
224-960-22-00	1753 Harold Rd	1.000	\$18.78
224-960-23-00	1771 Edgebrook Pl	1.000	\$18.78
224-960-24-00	1761 Edgebrook Pl	1.000	\$18.78
224-960-25-00	1751 Edgebrook Pl	1.000	\$18.78
224-960-26-00	1741 Edgebrook Pl	1.000	\$18.78
224-960-27-00	1731 Edgebrook Pl	1.000	\$18.78
224-960-28-00	1732 Edgebrook Pl	1.000	\$18.78
224-960-29-00	1742 Edgebrook Pl	1.000	\$18.78
224-960-30-00	1752 Edgebrook Pl	1.000	\$18.78
224-960-31-00	1762 Edgebrook Pl	1.000	\$18.78
224-960-32-00	1772 Edgebrook Pl	1.000	\$18.78
224-960-33-00	1745 Harold Rd	1.000	\$18.78
224-960-34-00	1741 Harold Rd	1.000	\$18.78
224-960-35-00	1742 Harold Rd	1.000	\$18.78
224-960-36-00	1744 Harold Rd	1.000	\$18.78
224-960-37-00	1748 Harold Rd	1.000	\$18.78
224-960-38-00	1754 Harold Rd	1.000	\$18.78
224-960-39-00	1758 Harold Rd	1.000	\$18.78
224-960-40-00	1760 Harold Rd	1.000	\$18.78
224-960-41-00	1814 Sunbury St	1.000	\$18.78
224-960-42-00	1824 Sunbury St	1.000	\$18.78
224-960-43-00	1834 Sunbury St	1.000	\$18.78
224-960-44-00	1844 Sunbury St	1.000	\$18.78
224-961-01-00	1894 Sunbury St	1.000	\$18.78
224-961-02-00	1884 Sunbury St	1.000	\$18.78
224-961-03-00	1874 Sunbury St	1.000	\$18.78
224-961-04-00	1788 Pinehurst Ave	1.000	\$18.78
224-961-05-00	1743 Country Club Ln West	1.000	\$18.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 10
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-961-06-00	1733 Country Club Ln West	1.000	\$18.78
224-961-07-00	1780 Pinehurst Ave	1.000	\$18.78
224-961-08-00	1772 Pinehurst Ave	1.000	\$18.78
224-961-09-00	1723 Country Club Ln	1.000	\$18.78
224-961-10-00	1713 Country Club Ln West	1.000	\$18.78
224-961-11-00	1764 Pinehurst Ave	1.000	\$18.78
224-961-12-00	1756 Pinehurst Ave	1.000	\$18.78
224-961-13-00	1693 Country Club Ln West	1.000	\$18.78
224-961-14-00	1748 Pinehurst Ave	1.000	\$18.78
224-961-15-00	1740 Pinehurst Ave	1.000	\$18.78
224-961-16-00	1732 Pinehurst Ave	1.000	\$18.78
224-961-17-00	1724 Pinehurst Ave	1.000	\$18.78
224-961-18-00	1716 Pinehurst Ave	1.000	\$18.78
224-961-19-00	1708 Pinehurst Ave	1.000	\$18.78
224-961-20-00	1705 Pinehurst Ave	1.000	\$18.78
224-961-21-00	1715 Pinehurst Ave	1.000	\$18.78
224-961-22-00	1723 Pinehurst Ave	1.000	\$18.78
224-961-23-00	1729 Pinehurst Ave	1.000	\$18.78
224-961-24-00	1858 Tawny Pl	1.000	\$18.78
224-961-25-00	1848 Tawny Pl	1.000	\$18.78
224-961-26-00	1838 Tawny Pl	1.000	\$18.78
224-961-27-00	1827 Tawny Pl	1.000	\$18.78
224-961-28-00	1839 Tawny Pl	1.000	\$18.78
224-961-29-00	1849 Tawny Pl	1.000	\$18.78
224-961-30-00	1761 Pinehurst Ave	1.000	\$18.78
224-961-31-00	1856 Burlington Pl	1.000	\$18.78
224-961-32-00	1846 Burlington Pl	1.000	\$18.78
224-961-33-00	1836 Burlington Pl	1.000	\$18.78
224-961-34-00	1826 Burlington Pl	1.000	\$18.78
224-961-35-00	1835 Burlington Pl	1.000	\$18.78
224-961-36-00	1845 Burlington Pl	1.000	\$18.78
224-961-37-00	1855 Burlington Pl	1.000	\$18.78
224-961-38-00	1854 Sunbury St	1.000	\$18.78
224-961-39-00	1893 Sunbury St	1.000	\$18.78
224-961-40-00	1883 Sunbury St	1.000	\$18.78
224-961-41-00	1873 Sunbury St	1.000	\$18.78
224-961-42-00	1863 Sunbury St	1.000	\$18.78
224-961-43-00	1853 Sunbury St	1.000	\$18.78
224-961-45-00	1815 Cottonwood Pl	1.000	\$18.78
224-961-46-00	Cottonwood Pl	1.000	\$18.78
Totals:	Parcels: 1,528		\$29,507.96

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-971-01-00	837 Lochwood Pl	1	\$272.66
224-971-02-00	833 Lochwood Pl	1	\$272.66
224-971-03-00	829 Lochwood Pl	1	\$272.66
224-971-04-00	825 Lochwood Pl	1	\$272.66
224-971-05-00	821 Lochwood Pl	1	\$272.66
224-971-06-00	817 Lochwood Pl	1	\$272.66
224-971-07-00	813 Lochwood Pl	1	\$272.66
224-971-08-00	809 Lochwood Pl	1	\$272.66
224-971-09-00	805 Lochwood Pl	1	\$272.66
224-971-10-00	749 Lochwood Pl	1	\$272.66
224-971-11-00	745 Lochwood Pl	1	\$272.66
224-971-12-00	741 Lochwood Pl	1	\$272.66
224-971-13-00	737 Lochwood Pl	1	\$272.66
224-971-14-00	733 Lochwood Pl	1	\$272.66
224-971-15-00	729 Lochwood Pl	1	\$272.66
224-971-16-00	732 Lochwood Pl	1	\$272.66
224-971-17-00	736 Lochwood Pl	1	\$272.66
224-971-18-00	740 Lochwood Pl	1	\$272.66
224-971-19-00	744 Lochwood Pl	1	\$272.66
224-971-20-00	748 Lochwood Pl	1	\$272.66
224-971-21-00	804 Lochwood Pl	1	\$272.66
224-971-22-00	808 Lochwood Pl	1	\$272.66
224-971-23-00	812 Lochwood Pl	1	\$272.66
224-971-24-00	816 Lochwood Pl	1	\$272.66
224-971-25-00	820 Lochwood Pl	1	\$272.66
224-971-26-00	824 Lochwood Pl	1	\$272.66
224-971-27-00	828 Lochwood Pl	1	\$272.66
224-971-28-00	832 Lochwood Pl	1	\$272.66
224-971-29-00	836 Lochwood Pl	1	\$272.66
224-971-30-00	840 Lochwood Pl	1	\$272.66
224-971-31-00	835 Cleveland Ave	1	\$272.66
224-971-32-00	831 Cleveland Ave	1	\$272.66
224-971-33-00	827 Cleveland Ave	1	\$272.66
224-971-34-00	823 Cleveland Ave	1	\$272.66
224-971-35-00	819 Cleveland Ave	1	\$272.66
224-971-36-00	815 Cleveland Ave	1	\$272.66
224-971-37-00	811 Cleveland Ave	1	\$272.66
224-971-38-00	807 Cleveland Ave	1	\$272.66
224-971-39-00	749 Cleveland Ave	1	\$272.66
224-971-40-00	745 Cleveland Ave	1	\$272.66
224-971-41-00	741 Cleveland Ave	1	\$272.66
224-971-42-00	739 Cleveland Ave	1	\$272.66
224-971-43-00	733 Cleveland Ave	1	\$272.66
224-971-44-00	729 Cleveland Ave	1	\$272.66
224-971-45-00	725 Cleveland Ave	1	\$272.66
224-972-01-00	2363 Conway Dr	1	\$272.66
224-972-02-00	2359 Conway Dr	1	\$272.66
224-972-03-00	2355 Conway Dr	1	\$272.66

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-972-04-00	2351 Conway Dr	1	\$272.66
224-972-05-00	2347 Conway Dr	1	\$272.66
224-972-06-00	2343 Conway Dr	1	\$272.66
224-972-07-00	2339 Conway Dr	1	\$272.66
224-972-08-00	2335 Conway Dr	1	\$272.66
224-972-09-00	2331 Conway Dr	1	\$272.66
224-972-10-00	2327 Conway Dr	1	\$272.66
224-972-11-00	2323 Conway Dr	1	\$272.66
224-972-12-00	2319 Conway Dr	1	\$272.66
224-972-13-00	2315 Conway Dr	1	\$272.66
224-972-14-00	2311 Conway Dr	1	\$272.66
224-972-15-00	2307 Conway Dr	1	\$272.66
224-972-16-00	2302 Fair Oak Ct	1	\$272.66
224-972-17-00	2304 Fair Oak Ct	1	\$272.66
224-972-18-00	2306 Fair Oak Ct	1	\$272.66
224-972-19-00	2308 Fair Oak Ct	1	\$272.66
224-972-20-00	811 Lanewood Pl	1	\$272.66
224-972-21-00	825 Lanewood Pl	1	\$272.66
224-972-22-00	826 Lanewood Pl	1	\$272.66
224-972-23-00	822 Lanewood Pl	1	\$272.66
224-972-24-00	818 Lanewood Pl	1	\$272.66
224-972-25-00	814 Lanewood Pl	1	\$272.66
224-972-26-00	810 Lanewood Pl	1	\$272.66
224-972-27-00	809 Timberwood Pl	1	\$272.66
224-972-28-00	813 Timberwood Pl	1	\$272.66
224-972-29-00	817 Timberwood Pl	1	\$272.66
224-972-30-00	821 Timberwood Pl	1	\$272.66
224-972-31-00	825 Timberwood Pl	1	\$272.66
224-972-32-00	829 Timberwood Pl	1	\$272.66
224-972-33-00	828 Timberwood Pl	1	\$272.66
224-972-34-00	824 Timberwood Pl	1	\$272.66
224-972-35-00	820 Timberwood Pl	1	\$272.66
224-972-36-00	816 Timberwood Pl	1	\$272.66
224-972-37-00	812 Timberwood Pl	1	\$272.66
224-972-38-00	808 Timberwood Pl	1	\$272.66
224-972-39-00	807 Glenwood Way	1	\$272.66
224-972-40-00	813 Glenwood Way	1	\$272.66
224-972-41-00	817 Glenwood Way	1	\$272.66
224-972-42-00	821 Glenwood Way	1	\$272.66
224-972-43-00	825 Glenwood Way	1	\$272.66
224-972-44-00	829 Glenwood Way	1	\$272.66
224-972-45-00	833 Glenwood Way	1	\$272.66
224-973-01-00	2407 Conway Dr	1	\$272.66
224-973-02-00	2403 Conway Dr	1	\$272.66
224-973-03-00	834 Glenwood Way	1	\$272.66
224-973-04-00	830 Glenwood Way	1	\$272.66
224-973-05-00	826 Glenwood Way	1	\$272.66
224-973-06-00	822 Glenwood Way	1	\$272.66

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-973-07-00	818 Glenwood Way	1	\$272.66
224-973-08-00	814 Glenwood Way	1	\$272.66
224-973-09-00	810 Glenwood Way	1	\$272.66
224-973-10-00	806 Glenwood Way	1	\$272.66
224-973-11-00	802 Glenwood Way	1	\$272.66
224-973-12-00	2345 Fair Oak Ct	1	\$272.66
224-973-13-00	2343 Fair Oak Ct	1	\$272.66
224-973-14-00	2341 Fair Oak Ct	1	\$272.66
224-973-15-00	2339 Fair Oak Ct	1	\$272.66
224-973-16-00	2337 Fair Oak Ct	1	\$272.66
224-973-17-00	2335 Fair Oak Ct	1	\$272.66
224-973-18-00	2333 Fair Oak Ct	1	\$272.66
224-973-19-00	2331 Fair Oak Ct	1	\$272.66
224-973-20-00	2329 Fair Oak Ct	1	\$272.66
224-973-21-00	2327 Fair Oak Ct	1	\$272.66
224-973-22-00	2325 Fair Oak Ct	1	\$272.66
224-973-23-00	2323 Fair Oak Ct	1	\$272.66
224-973-24-00	2321 Fair Oak Ct	1	\$272.66
224-973-25-00	2319 Fair Oak Ct	1	\$272.66
224-973-26-00	2317 Fair Oak Ct	1	\$272.66
224-973-27-00	2315 Fair Oak Ct	1	\$272.66
224-973-28-00	2313 Fair Oak Ct	1	\$272.66
224-973-29-00	2311 Fair Oak Ct	1	\$272.66
224-973-30-00	2309 Fair Oak Ct	1	\$272.66
224-973-31-00	2307 Fair Oak Ct	1	\$272.66
224-973-32-00	2305 Fair Oak Ct	1	\$272.66
224-973-33-00	2303 Fair Oak Ct	1	\$272.66
224-973-34-00	2301 Fair Oak Ct	1	\$272.66
224-981-01-00	910 Lochwood Pl	1	\$272.66
224-981-02-00	920 Lochwood Pl	1	\$272.66
224-981-03-00	930 Lochwood Pl	1	\$272.66
224-981-04-00	940 Lochwood Pl	1	\$272.66
224-981-05-00	1010 Lochwood Pl	1	\$272.66
224-981-06-00	1020 Lochwood Pl	1	\$272.66
224-981-07-00	1030 Lochwood Pl	1	\$272.66
224-981-08-00	1040 Lochwood Pl	1	\$272.66
224-981-09-00	1050 Lochwood Pl	1	\$272.66
224-981-10-00	1110 Lochwood Pl	1	\$272.66
224-981-11-00	1120 Lochwood Pl	1	\$272.66
224-981-12-00	1130 Lochwood Pl	1	\$272.66
224-981-13-00	1140 Lochwood Pl	1	\$272.66
224-981-14-00	1150 Lochwood Pl	1	\$272.66
224-981-15-00	1160 Lochwood Pl	1	\$272.66
224-981-16-00	1170 Lochwood Pl	1	\$272.66
224-981-17-00	2440 Lake Forest St	1	\$272.66
224-981-18-00	2438 Lake Forest St	1	\$272.66
224-981-19-00	2436 Lake Forest St	1	\$272.66
224-981-20-00	2434 Lake Forest St	1	\$272.66

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-981-21-00	2432 Lake Forest St	1	\$272.66
224-981-22-00	2430 Lake Forest St	1	\$272.66
224-981-23-00	2428 Lake Forest St	1	\$272.66
224-981-24-00	2426 Lake Forest St	1	\$272.66
224-981-25-00	2424 Lake Forest St	1	\$272.66
224-981-26-00	2422 Lake Forest St	1	\$272.66
224-981-27-00	2420 Lake Forest St	1	\$272.66
224-981-28-00	2418 Lake Forest St	1	\$272.66
224-981-29-00	2416 Lake Forest St	1	\$272.66
224-981-30-00	2414 Lake Forest St	1	\$272.66
224-981-31-00	2412 Lake Forest St	1	\$272.66
224-981-32-00	2410 Lake Forest St	1	\$272.66
224-981-33-00	2408 Lake Forest St	1	\$272.66
224-981-34-00	2406 Lake Forest St	1	\$272.66
224-981-35-00	2404 Lake Forest St	1	\$272.66
224-981-36-00	2402 Lake Forest St	1	\$272.66
224-981-37-00	2360 Lake Forest St	1	\$272.66
224-981-38-00	2358 Lake Forest St	1	\$272.66
224-982-01-00	2402 Heatherwood Ct	1	\$272.66
224-982-02-00	2404 Heatherwood Ct	1	\$272.66
224-982-03-00	2406 Heatherwood Ct	1	\$272.66
224-982-04-00	2408 Heatherwood Ct	1	\$272.66
224-982-05-00	2410 Heatherwood Ct	1	\$272.66
224-982-06-00	2412 Heatherwood Ct	1	\$272.66
224-982-07-00	2414 Heatherwood Ct	1	\$272.66
224-982-08-00	2424 Heatherwood Ct	1	\$272.66
224-982-09-00	2426 Heatherwood Ct	1	\$272.66
224-982-10-00	2428 Heatherwood Ct	1	\$272.66
224-982-11-00	2430 Heatherwood Ct	1	\$272.66
224-982-12-00	2432 Heatherwood Ct	1	\$272.66
224-982-13-00	2434 Heatherwood Ct	1	\$272.66
224-982-14-00	2436 Heatherwood Ct	1	\$272.66
224-982-15-00	2438 Heatherwood Ct	1	\$272.66
224-982-16-00	2440 Heatherwood Ct	1	\$272.66
224-982-17-00	2442 Heatherwood Ct	1	\$272.66
224-982-20-00	2435 Smokewood Pl	1	\$272.66
224-982-21-00	2433 Smokewood Pl	1	\$272.66
224-982-22-00	2431 Smokewood Pl	1	\$272.66
224-982-23-00	2429 Smokewood Pl	1	\$272.66
224-982-24-00	2427 Smokewood Pl	1	\$272.66
224-982-25-00	2425 Smokewood Pl	1	\$272.66
224-982-26-00	2423 Smokewood Pl	1	\$272.66
224-982-27-00	2421 Smokewood Pl	1	\$272.66
224-982-28-00	2422 Smokewood Pl	1	\$272.66
224-982-29-00	2424 Smokewood Pl	1	\$272.66
224-982-30-00	2426 Smokewood Pl	1	\$272.66
224-982-31-00	2428 Smokewood Pl	1	\$272.66
224-982-32-00	2430 Smokewood Pl	1	\$272.66

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-982-33-00	2432 Smokewood Pl	1	\$272.66
224-982-34-00	2434 Smokewood Pl	1	\$272.66
224-982-35-00	2436 Smokewood Pl	1	\$272.66
224-982-36-00	1121 Lochwood Pl	1	\$272.66
224-982-37-00	1131 Lochwood Pl	1	\$272.66
224-982-38-00	1141 Lochwood Pl	1	\$272.66
224-982-39-00	1151 Lochwood Pl	1	\$272.66
224-982-40-00	2431 Lake Forest St	1	\$272.66
224-982-41-00	2429 Lake Forest St	1	\$272.66
224-982-42-00	2427 Lake Forest St	1	\$272.66
224-982-43-00	2425 Lake Forest St	1	\$272.66
224-982-44-00	2423 Lake Forest St	1	\$272.66
224-982-45-00	2421 Lake Forest St	1	\$272.66
224-982-46-00	2419 Lake Forest St	1	\$272.66
224-982-47-00	2417 Lake Forest St	1	\$272.66
224-982-48-00	2415 Lake Forest St	1	\$272.66
224-982-49-00	2413 Lake Forest St	1	\$272.66
224-982-50-00	2411 Lake Forest St	1	\$272.66
224-982-52-00	2444 Heatherwood Ct	1	\$272.66
224-982-53-00	2437 Smokewood Pl	1	\$272.66
224-983-01-00	2403 Heatherwood Ct	1	\$272.66
224-983-02-00	2405 Heatherwood Ct	1	\$272.66
224-983-03-00	2407 Heatherwood Ct	1	\$272.66
224-983-04-00	2409 Heatherwood Ct	1	\$272.66
224-983-05-00	2411 Heatherwood Ct	1	\$272.66
224-983-06-00	2413 Heatherwood Ct	1	\$272.66
224-983-07-00	2415 Heatherwood Ct	1	\$272.66
224-983-08-00	2417 Heatherwood Ct	1	\$272.66
224-983-09-00	2419 Heatherwood Ct	1	\$272.66
224-983-10-00	2421 Heatherwood Ct	1	\$272.66
224-983-11-00	2423 Heatherwood Ct	1	\$272.66
224-983-12-00	2425 Heatherwood Ct	1	\$272.66
224-983-13-00	2427 Heatherwood Ct	1	\$272.66
224-983-14-00	2429 Heatherwood Ct	1	\$272.66
224-983-15-00	2431 Heatherwood Ct	1	\$272.66
224-983-16-00	2433 Heatherwood Ct	1	\$272.66
224-983-17-00	2435 Heatherwood Ct	1	\$272.66
224-983-18-00	2437 Heatherwood Ct	1	\$272.66
224-983-19-00	2439 Heatherwood Ct	1	\$272.66
224-983-20-00	2441 Heatherwood Ct	1	\$272.66
224-983-21-00	2443 Heatherwood Ct	1	\$272.66
224-983-22-00	2454 Conway Dr	1	\$272.66
224-983-23-00	2450 Conway Dr	1	\$272.66
224-983-24-00	2446 Conway Dr	1	\$272.66
224-983-25-00	2442 Conway Dr	1	\$272.66
224-983-26-00	2438 Conway Dr	1	\$272.66
224-983-27-00	2434 Conway Dr	1	\$272.66
224-983-28-00	2430 Conway Dr	1	\$272.66

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-983-29-00	2426 Conway Dr	1	\$272.66
224-983-30-00	2422 Conway Dr	1	\$272.66
224-983-31-00	2418 Conway Dr	1	\$272.66
224-983-32-00	2414 Conway Dr	1	\$272.66
224-983-33-00	2410 Conway Dr	1	\$272.66
224-983-34-00	908 Glenwood Way	1	\$272.66
224-983-35-00	914 Glenwood Way	1	\$272.66
224-983-36-00	920 Glenwood Way	1	\$272.66
224-983-37-00	926 Glenwood Way	1	\$272.66
224-983-38-00	932 Glenwood Way	1	\$272.66
224-983-39-00	938 Glenwood Way	1	\$272.66
224-983-40-00	1004 Glenwood Way	1	\$272.66
224-983-41-00	1010 Glenwood Way	1	\$272.66
224-983-42-00	1016 Glenwood Way	1	\$272.66
224-983-43-00	1022 Glenwood Way	1	\$272.66
224-983-44-00	1028 Glenwood Way	1	\$272.66
224-983-45-00	1034 Glenwood Way	1	\$272.66
224-984-01-00	907 Glenwood Way	1	\$272.66
224-984-02-00	913 Glenwood Way	1	\$272.66
224-984-03-00	919 Glenwood Way	1	\$272.66
224-984-04-00	925 Glenwood Way	1	\$272.66
224-984-05-00	931 Glenwood Way	1	\$272.66
224-984-06-00	937 Glenwood Way	1	\$272.66
224-984-07-00	1005 Glenwood Way	1	\$272.66
224-984-08-00	1013 Glenwood Way	1	\$272.66
224-984-09-00	2345 Lake Forest St	1	\$272.66
224-984-10-00	2343 Lake Forest St	1	\$272.66
224-984-11-00	2341 Lake Forest St	1	\$272.66
224-984-12-00	2339 Lake Forest St	1	\$272.66
224-984-13-00	2337 Lake Forest St	1	\$272.66
224-984-14-00	2335 Lake Forest St	1	\$272.66
224-984-15-00	2333 Lake Forest St	1	\$272.66
224-984-16-00	2331 Lake Forest St	1	\$272.66
224-984-17-00	2329 Lake Forest St	1	\$272.66
224-984-18-00	2327 Lake Forest St	1	\$272.66
224-984-19-00	2325 Lake Forest St	1	\$272.66
224-984-20-00	2323 Lake Forest St	1	\$272.66
224-984-21-00	2319 Lake Forest St	1	\$272.66
224-984-22-00	2315 Lake Forest St	1	\$272.66
224-984-23-00	2311 Lake Forest St	1	\$272.66
224-985-01-00	2310 Lake Forest St	1	\$272.66
224-985-02-00	2312 Lake Forest St	1	\$272.66
224-985-03-00	2314 Lake Forest St	1	\$272.66
224-985-04-00	2316 Lake Forest St	1	\$272.66
224-985-05-00	2318 Lake Forest St	1	\$272.66
224-985-06-00	2320 Lake Forest St	1	\$272.66
224-985-07-00	2322 Lake Forest St	1	\$272.66
224-985-08-00	2324 Lake Forest St	1	\$272.66

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-985-09-00	2326 Lake Forest St	1	\$272.66
224-985-10-00	2328 Lake Forest St	1	\$272.66
224-985-11-00	2330 Lake Forest St	1	\$272.66
224-985-12-00	2332 Lake Forest St	1	\$272.66
224-985-13-00	2334 Lake Forest St	1	\$272.66
224-985-14-00	2336 Lake Forest St	1	\$272.66
224-985-15-00	2338 Lake Forest St	1	\$272.66
224-985-16-00	2340 Lake Forest St	1	\$272.66
224-985-17-00	2342 Lake Forest St	1	\$272.66
224-985-18-00	2344 Lake Forest St	1	\$272.66
224-985-19-00	2346 Lake Forest St	1	\$272.66
224-985-20-00	2348 Lake Forest St	1	\$272.66
224-985-21-00	2350 Lake Forest St	1	\$272.66
224-985-22-00	2354 Lake Forest St	1	\$272.66
224-985-23-00	2356 Lake Forest St	1	\$272.66
224-985-24-00	2303 Briarwood Pl	1	\$272.66
224-985-25-00	2307 Briarwood Pl	1	\$272.66
224-985-26-00	2311 Briarwood Pl	1	\$272.66
224-985-27-00	2315 Briarwood Pl	1	\$272.66
224-985-28-00	2319 Briarwood Pl	1	\$272.66
224-985-29-00	2323 Briarwood Pl	1	\$272.66
224-985-30-00	2327 Briarwood Pl	1	\$272.66
224-985-31-00	2331 Briarwood Pl	1	\$272.66
224-985-32-00	2335 Briarwood Pl	1	\$272.66
224-985-33-00	2339 Briarwood Pl	1	\$272.66
224-985-34-00	2343 Briarwood Pl	1	\$272.66
224-985-35-00	2347 Briarwood Pl	1	\$272.66
224-985-36-00	2351 Briarwood Pl	1	\$272.66
224-985-37-00	2355 Briarwood Pl	1	\$272.66
224-985-38-00	2359 Briarwood Pl	1	\$272.66
224-985-39-00	2360 Briarwood Pl	1	\$272.66
224-985-40-00	2356 Briarwood Pl	1	\$272.66
224-985-43-00	2344 Briarwood Pl	1	\$272.66
224-985-44-00	2340 Briarwood Pl	1	\$272.66
224-985-45-00	2336 Briarwood Pl	1	\$272.66
224-985-46-00	2332 Briarwood Pl	1	\$272.66
224-985-47-00	2328 Briarwood Pl	1	\$272.66
224-985-48-00	2324 Briarwood Pl	1	\$272.66
224-985-49-00	2320 Briarwood Pl	1	\$272.66
224-985-50-00	2312 Briarwood Pl	1	\$272.66
224-985-54-00	2352 Briarwood Pl	1	\$272.66
224-985-55-00	2348 Briarwood Pl	1	\$272.66
Totals:	Parcels: 330		\$89,977.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 12
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-203-07-00	451- El Norte Pkwy	3.330	\$2,292.30
226-203-08-00	1345 Morning View Dr	5.280	\$3,634.64
226-203-14-00	1350 Morning View Dr	5.260	\$3,620.86
226-211-03-00	457- El Norte Pkwy West	3.530	\$2,429.98
226-211-05-00	1301 Morning View Dr	5.030	\$3,462.54
226-211-09-00	1357 Las Villas Way	0.960	\$660.84
226-211-23-00	1342- Morning View Dr	7.050	\$4,853.06
226-211-24-00	1302- Morning View Dr	3.900	\$2,684.68
226-211-26-00	345 El Norte Pkwy West	8.550	\$5,885.62
226-211-27-00	1325- Las Villas Way	7.120	\$4,901.24
228-060-06-00	1301 Morning View	7.160	\$4,928.78
228-073-20-00	1045 Morning View Dr	8.300	\$5,713.54
228-073-23-00	Morning View Dr	0.550	\$378.60
228-073-24-00	130 Las Villas Way	4.230	\$2,911.84
228-073-25-00	Las Villas Way	0.940	\$647.08
228-073-26-00	1245 Morning View Dr	8.470	\$5,830.56
228-073-27-00	Morning View Dr	6.530	\$4,495.10
Totals:	Parcels: 17		\$59,331.26

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 13
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Assessable Acres	Assessment Levy
236-252-35-00	415 Felicita Ave	0.226	\$57.94
236-252-47-00	Felicita Ave	0.540	\$138.42
236-252-48-00	351 Felicita Ave	3.260	\$835.72
236-252-49-00	325- Felicita Ave 421	5.270	\$1,351.00
236-254-20-00	1809- Centre City Pkwy	2.660	\$2,001.36
236-254-21-00	1805- Centre City Pkwy	1.430	\$1,075.92
236-255-06-00	1835 Centre City Pkwy	1.240	\$932.96
236-255-07-00	Centre City Pkwy	0.550	\$413.82
236-255-08-00	Centre City Pkwy	0.484	\$364.16
236-255-09-00	Centre City Pkwy	0.337	\$253.56
236-255-10-00	Centre City Pkwy	0.208	\$156.50
236-255-11-00	1895 Centre City Pkwy	0.241	\$181.34
236-255-12-00	Centre City Pkwy	0.284	\$213.68
236-255-13-00	Centre City Pkwy	0.263	\$197.88
236-255-14-00	Centre City Pkwy	0.700	\$526.68
236-255-30-00	Centre City Pkwy	0.000	
Totals:	Parcels: 16		\$8,700.94

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 14
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
229-091-49-00	668 Wanda Ct	1	\$549.84
229-091-50-00	672 Wanda Ct	1	\$549.84
229-091-51-00	680 Wanda Ct	1	\$549.84
229-091-52-00	688 Wanda Ct	1	\$549.84
229-091-53-00	696 Wanda Ct	1	\$549.84
229-091-54-00	685 Wanda Ct	1	\$549.84
229-091-55-00	679 Wanda Ct	1	\$549.84
229-091-56-00	675 Wanda Ct	1	\$549.84
Totals:	Parcels:	8	\$4,398.72

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 15
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-810-01-00	2401 Linda Ct	1	\$490.86
231-810-02-00	2409 Linda Ct	1	\$490.86
231-810-03-00	2427 Linda Ct	1	\$490.86
231-810-04-00	2431 Linda Ct	1	\$490.86
231-810-05-00	2437 Linda Ct	1	\$490.86
231-810-06-00	2441 Linda Ct	1	\$490.86
231-810-07-00	2445 Linda Ct	1	\$490.86
231-810-08-00	2451 Linda Ct	1	\$490.86
231-810-09-00	2455 Linda Ct	1	\$490.86
231-810-10-00	2463 Linda Ct	1	\$490.86
231-810-11-00	2477 Linda Ct	1	\$490.86
231-810-12-00	2491 Linda Ct	1	\$490.86
231-810-13-00	2484 Linda Ct	1	\$490.86
231-810-14-00	2466 Linda Ct	1	\$490.86
231-810-15-00	2458 Linda Ct	1	\$490.86
231-810-16-00	2454 Linda Ct	1	\$490.86
231-810-17-00	2420 Linda Ct	1	\$490.86
231-810-18-00	2404 Linda Ct	1	\$490.86
Totals:	Parcels: 18		\$8,835.48

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 16
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-191-41-00	103 Trellis Ln	1	\$350.62
227-191-42-00	107 Trellis Ln	1	\$350.62
227-191-43-00	115 Trellis Ln	1	\$350.62
227-191-44-00	119 Trellis Ln	1	\$350.62
227-191-45-00	123 Trellis Ln	1	\$350.62
227-191-46-00	135 Trellis Ln	1	\$350.62
227-191-47-00	137 Trellis Ln	1	\$350.62
227-191-48-00	141 Trellis Ln	1	\$350.62
227-191-49-00	149 Trellis Ln	1	\$350.62
227-191-50-00	157 Trellis Ln	1	\$350.62
Totals:	Parcels:	10	\$3,506.20

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 17
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-740-01-00	2821 Oakwood Creek Way	1	\$140.24
225-740-02-00	2863 Oakwood Creek Way	1	\$140.24
225-740-03-00	2877 Oakwood Creek Way	1	\$140.24
225-740-04-00	2885 Oakwood Creek Way	1	\$140.24
225-740-05-00	2891 Oakwood Creek Way	1	\$140.24
225-740-06-00	2899 Oakwood Creek Way	1	\$140.24
225-740-07-00	602 Jacks Creek Rd	1	\$140.24
225-740-08-00	610 Jacks Creek Rd	1	\$140.24
225-740-09-00	618 Jacks Creek Rd	1	\$140.24
225-740-10-00	622 Jacks Creek Rd	1	\$140.24
225-740-11-00	628 Jacks Creek Rd	1	\$140.24
225-740-12-00	636 Jacks Creek Rd	1	\$140.24
225-740-13-00	642 Jacks Creek Rd	1	\$140.24
225-740-14-00	648 Jacks Creek Rd	1	\$140.24
225-740-15-00	2992 Oakstone Creek Pl	1	\$140.24
225-740-16-00	2980 Oakstone Creek Pl	1	\$140.24
225-740-17-00	2954 Oakstone Creek Pl	1	\$140.24
225-740-18-00	2936 Oakstone Creek Pl	1	\$140.24
225-740-19-00	2902 Oakstone Creek Pl	1	\$140.24
225-740-21-00	2941 Oakstone Creek Pl	1	\$140.24
225-740-22-00	2969 Oakstone Creek Pl	1	\$140.24
225-740-23-00	625 Jacks Creek Rd	1	\$140.24
225-740-24-00	621 Jacks Creek Rd	1	\$140.24
225-740-25-00	617 Jacks Creek Rd	1	\$140.24
225-740-26-00	613 Jacks Creek Rd	1	\$140.24
225-740-27-00	609 Jacks Creek Rd	1	\$140.24
225-740-28-00	2842 Oakwood Creek Way	1	\$140.24
225-740-30-00	2923 Oakstone Creek Pl	1	\$140.24
225-740-31-00	2828 Oakwood Creek Way	1	\$140.24
225-741-01-00	656 Jacks Creek Rd	1	\$140.24
225-741-02-00	664 Jacks Creek Rd	1	\$140.24
225-741-03-00	668 Jacks Creek Rd	1	\$140.24
225-741-04-00	672 Jacks Creek Rd	1	\$140.24
225-741-05-00	680 Jacks Creek Rd	1	\$140.24
225-741-06-00	686 Jacks Creek Rd	1	\$140.24
225-741-07-00	690 Jacks Creek Rd	1	\$140.24
225-741-08-00	694 Jacks Creek Rd	1	\$140.24
225-741-09-00	698 Jacks Creek Rd	1	\$140.24
225-741-10-00	689 Jacks Creek Rd	1	\$140.24
225-741-11-00	683 Jacks Creek Rd	1	\$140.24
225-741-12-00	675 Jacks Creek Rd	1	\$140.24
225-741-13-00	2976 Jacks Creek Pl	1	\$140.24
225-741-14-00	2952 Jacks Creek Pl	1	\$140.24
225-741-15-00	2961 Jacks Creek Pl	1	\$140.24
225-741-16-00	2983 Jacks Creek Pl	1	\$140.24
225-741-17-00	2991 Jacks Creek Pl	1	\$140.24
225-741-18-00	653 Jacks Creek Rd	1	\$140.24
Totals:	Parcels: 47		\$6,591.28

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 18
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-820-01-00	803 Albert Ct	1	\$99.04
231-820-02-00	807 Albert Ct	1	\$99.04
231-820-03-00	823 Albert Ct	1	\$99.04
231-820-04-00	853 Albert Ct	1	\$99.04
231-820-05-00	857 Albert Ct	1	\$99.04
231-820-06-00	871 Albert Ct	1	\$99.04
231-820-07-00	885 Albert Ct	1	\$99.04
231-820-08-00	892 Albert Ct	1	\$99.04
231-820-09-00	880 Albert Ct	1	\$99.04
231-820-10-00	866 Albert Ct	1	\$99.04
231-820-11-00	842 Albert Ct	1	\$99.04
231-820-12-00	838 Albert Ct	1	\$99.04
231-820-13-00	812 Albert Ct	1	\$99.04
231-820-14-00	810 Albert Ct	1	\$99.04
231-820-15-00	809 Rosa Ct	1	\$99.04
231-820-16-00	827 Rosa Ct	1	\$99.04
231-820-17-00	841 Rosa Ct	1	\$99.04
231-820-18-00	847 Rosa Ct	1	\$99.04
231-820-19-00	873 Rosa Ct	1	\$99.04
231-820-20-00	881 Rosa Ct	1	\$99.04
231-820-21-00	893 Rosa Ct	1	\$99.04
231-820-22-00	896 Rosa Ct	1	\$99.04
231-820-23-00	878 Rosa Ct	1	\$99.04
231-820-24-00	868 Rosa Ct	1	\$99.04
231-820-25-00	852 Rosa Ct	1	\$99.04
231-820-26-00	836 Rosa Ct	1	\$99.04
231-820-27-00	822 Rosa Ct	1	\$99.04
231-820-28-00	814 Rosa Ct	1	\$99.04
231-820-29-00	805 Socin Ct	1	\$99.04
231-820-30-00	813 Socin Ct	1	\$99.04
231-820-31-00	825 Socin Ct	1	\$99.04
231-820-32-00	829 Socin Ct	1	\$99.04
231-820-33-00	835 Socin Ct	1	\$99.04
231-820-34-00	837 Socin Ct	1	\$99.04
231-820-35-00	839 Socin Ct	1	\$99.04
231-820-36-00	843 Socin Ct	1	\$99.04
231-820-37-00	Socin Ct	1	\$99.04
231-820-38-00	867 Socin Ct	1	\$99.04
231-820-39-00	875 Socin Ct	1	\$99.04
231-820-40-00	883 Socin Ct	1	\$99.04
231-820-41-00	887 Socin Ct	1	\$99.04
231-820-42-00	898 Socin Ct	1	\$99.04
231-820-43-00	894 Socin Ct	1	\$99.04
231-820-44-00	882 Socin Ct	1	\$99.04
231-820-45-00	870 Socin Ct	1	\$99.04
231-820-46-00	854 Socin Ct	1	\$99.04
231-820-47-00	848 Socin Ct	1	\$99.04
231-820-48-00	820 Socin Ct	1	\$99.04

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 18
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-820-49-00	808 Socin Ct	1	\$99.04
231-820-50-00	802 Socin Ct	1	\$99.04
Totals:	Parcels: 50		\$4,952.00

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 19
 Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-011-01-00	2620 Turnberry Gln	1.000	\$689.82
224-011-02-00	2650 Turnberry Gln	1.000	\$689.82
224-011-03-00	2667 Turnberry Gln	1.000	\$689.82
224-011-04-00	2649 Turnberry Gln	1.000	\$689.82
224-011-05-00	2615 Turnberry Gln	1.000	\$689.82
224-011-06-00	541 Melbourne Gln	1.000	\$689.82
224-011-07-00	535 Melbourne Gln	1.000	\$689.82
224-011-08-00	529 Melbourne Gln	1.000	\$689.82
224-011-09-00	517 Melbourne Gln	1.000	\$689.82
224-011-10-00	503 Melbourne Gln	1.000	\$689.82
224-011-11-00	510 Melbourne Gln	1.000	\$689.82
224-011-12-00	522 Melbourne Gln	1.000	\$689.82
224-011-13-00	538 Melbourne Gln	1.000	\$689.82
224-011-14-00	550 Melbourne Gln	1.000	\$689.82
224-011-15-00	2696 Dundee Gln	1.000	\$689.82
224-011-16-00	2693 Dundee Gln	1.000	\$689.82
224-011-17-00	2689 Dundee Gln	1.000	\$689.82
224-011-18-00	Melbourne Gln		
224-011-19-00	Melbourne Gln		
224-011-20-00	Melbourne Gln		
224-011-21-00	Dundee Gln		
224-011-22-00	Melbourne Gln		
224-012-01-00	495 Melbourne Gln	1.000	\$689.82
224-012-02-00	487 Melbourne Gln	1.000	\$689.82
224-012-03-00	483 Melbourne Gln	1.000	\$689.82
224-012-04-00	475 Melbourne Gln	1.000	\$689.82
224-012-05-00	469 Melbourne Gln	1.000	\$689.82
224-012-06-00	461 Melbourne Gln	1.000	\$689.82
224-012-07-00	457 Melbourne Gln	1.000	\$689.82
224-012-08-00	453 Melbourne Gln	1.000	\$689.82
224-012-09-00	449 Melbourne Gln	1.000	\$689.82
224-012-10-00	445 Melbourne Gln	1.000	\$689.82
224-012-11-00	433 Melbourne Gln	1.000	\$689.82
224-012-12-00	438 Melbourne Gln	1.000	\$689.82
224-012-13-00	456 Melbourne Gln	1.000	\$689.82
224-012-14-00	466 Melbourne Gln	1.000	\$689.82
224-012-15-00	472 Melbourne Gln	1.000	\$689.82
224-012-16-00	2591 St Andrews Gln	1.000	\$689.82
224-012-17-00	2577 St Andrews Gln	1.000	\$689.82
224-012-18-00	2555 St Andrews Gln	1.000	\$689.82
224-012-19-00	2550 Saint Andrews Gln	1.000	\$689.82
224-012-20-00	2544 St Andrews Gln	1.000	\$689.82
224-012-21-00	2530 St Andrews Gln	1.000	\$689.82
224-012-22-00	490 Melbourne Gln	1.000	\$689.82
224-012-23-00	498 Melbourne Gln	1.000	\$689.82
224-012-24-00	Cleveland Ave		
224-150-01-00	112 Double Eagle Gln	1.000	\$689.82
224-150-02-00	118 Double Eagle Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-150-03-00	122 Double Eagle Gln	1.000	\$689.82
224-150-04-00	128 Double Eagle Gln	1.000	\$689.82
224-150-05-00	132 Double Eagle Gln	1.000	\$689.82
224-150-06-00	144 Double Eagle Gln	1.000	\$689.82
224-150-07-00	156 Double Eagle Gln	1.000	\$689.82
224-150-08-00	170 Double Eagle Gln	1.000	\$689.82
224-150-09-00	182 Double Eagle Gln	1.000	\$689.82
224-150-10-00	188 Double Eagle Gln	1.000	\$689.82
224-150-11-00	192 Double Eagle Gln	1.000	\$689.82
224-150-12-00	197 Double Eagle Gln	1.000	\$689.82
224-150-13-00	175 Double Eagle Gln	1.000	\$689.82
224-150-14-00	169 Double Eagle Gln	1.000	\$689.82
224-150-15-00	151 Double Eagle Gln	1.000	\$689.82
224-150-16-00	137 Double Eagle Gln	1.000	\$689.82
224-150-17-00	129 Double Eagle Gln	1.000	\$689.82
224-150-18-00	125 Double Eagle Gln	1.000	\$689.82
224-150-19-00	117 Double Eagle Gln	1.000	\$689.82
224-150-20-00	109 Double Eagle Gln	1.000	\$689.82
224-150-21-00	Double Eagle Gln		
224-150-22-00	Double Eagle Gln		
224-150-23-00	Double Eagle Gln		
224-152-08-00	Rincon Ave		
224-152-09-00	Rincon Ave		
224-154-01-00	2567 Douglaston Gln	1.000	\$689.82
224-154-02-00	2569 Douglaston Gln	1.000	\$689.82
224-154-03-00	2571 Douglaston Gln	1.000	\$689.82
224-154-04-00	214 Whistling Straits Gl	1.000	\$689.82
224-154-05-00	252 Whistling Straits Gl	1.000	\$689.82
224-154-06-00	296 Whistling Straits Gl	1.000	\$689.82
224-154-07-00	2586 Douglaston Gln	1.000	\$689.82
224-154-08-00	2580 Douglaston Gln	1.000	\$689.82
224-154-09-00	2574 Douglaston Gln	1.000	\$689.82
224-154-10-00	2562 Douglaston Gln	1.000	\$689.82
224-154-11-00	Whistling Straits Gl		
224-154-12-00	2635 Dundee Gln	1.000	\$689.82
224-154-13-00	2622 Dundee Gln	1.000	\$689.82
224-154-14-00	2618 Dundee Gln	1.000	\$689.82
224-154-15-00	2606 Dundee Gln	1.000	\$689.82
224-154-16-00	2596 Dundee Gln	1.000	\$689.82
224-154-17-00	2584 Dundee Gln	1.000	\$689.82
224-154-18-00	2560 Dundee Gln	1.000	\$689.82
224-154-19-00	2552 Dundee Gln	1.000	\$689.82
224-154-20-00	2538 Dundee Gln	1.000	\$689.82
224-154-21-00	2541 Dundee Gln	1.000	\$689.82
224-154-22-00	2557 Dundee Gln	1.000	\$689.82
224-154-23-00	2579 Dundee Gln	1.000	\$689.82
224-154-24-00	2587 Dundee Gln	1.000	\$689.82
224-154-25-00	2598 Douglaston Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-154-26-00	Dundee Gln		
224-154-27-00	Dundee Gln		
224-154-28-00	2643 Dundee Gln	1.000	\$689.82
224-154-29-00	2651 Dundee Gln	1.000	\$689.82
224-154-30-00	2659 Dundee Gln	1.000	\$689.82
224-154-31-00	2663 Dundee Gln	1.000	\$689.82
224-154-32-00	2667 Dundee Gln	1.000	\$689.82
224-154-33-00	2675 Dundee Gln	1.000	\$689.82
224-154-34-00	2670 Dundee Gln	1.000	\$689.82
224-154-36-00	Dundee Gln		
224-154-37-00	North Ave		
224-154-40-00	2682 Dundee Gln	1.000	\$689.82
224-155-01-00	2511 Douglaston Gln	1.000	\$689.82
224-155-02-00	2515 Douglaston Gln	1.000	\$689.82
224-155-03-00	2527 Douglaston Gln	1.000	\$689.82
224-155-04-00	2529 Douglaston Gln	1.000	\$689.82
224-155-05-00	2535 Douglaston Gln	1.000	\$689.82
224-155-06-00	2543 Douglaston Gln	1.000	\$689.82
224-155-07-00	2551 Douglaston Gln	1.000	\$689.82
224-155-08-00	2555 Douglaston Gln	1.000	\$689.82
224-155-09-00	2558 Douglaston Gln	1.000	\$689.82
224-155-10-00	2550 Douglaston Gln	1.000	\$689.82
224-155-11-00	2546 Douglaston Gln	1.000	\$689.82
224-155-12-00	2540 Douglaston Gln	1.000	\$689.82
224-155-13-00	2532 Douglaston Gln	1.000	\$689.82
224-155-14-00	2524 Douglaston Gln	1.000	\$689.82
224-155-15-00	2518 Douglaston Gln	1.000	\$689.82
224-155-16-00	Douglaston Gln		
224-155-17-00	Douglaston Gln		
224-155-18-00	401 Melbourne Gln	1.000	\$689.82
224-155-19-00	399 Melbourne Gln	1.000	\$689.82
224-155-20-00	2533 Royal Troon Gln	1.000	\$689.82
224-155-21-00	2555 Royal Troon Gln	1.000	\$689.82
224-155-22-00	2599 Royal Troon Gln	1.000	\$689.82
224-155-23-00	2588 Royal Troon Gln	1.000	\$689.82
224-155-24-00	2570 Royal Troon Gln	1.000	\$689.82
224-155-25-00	2566 Royal Troon Gln	1.000	\$689.82
224-155-26-00	2544 Royal Troon Gln	1.000	\$689.82
224-155-27-00	2522 Royal Troon Gln	1.000	\$689.82
224-155-28-00	2510 Royal Troon Gln	1.000	\$689.82
224-155-29-00	Cleveland Ave		
224-155-30-00	Melbourne Gln		
224-155-31-00	Royal Troon Gln		
224-155-32-00	2520 Dundee Gln	1.000	\$689.82
224-155-33-00	2512 Dundee Gln	1.000	\$689.82
224-155-34-00	2504 Dundee Gln	1.000	\$689.82
224-155-35-00	429 Melbourne Gln	1.000	\$689.82
224-155-36-00	423 Melbourne Gln	1.000	\$689.82

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 19
 Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-155-37-00	417 Melbourne Gln	1.000	\$689.82
224-155-38-00	409 Melbourne Gln	1.000	\$689.82
224-155-39-00	2509 Dundee Gln	1.000	\$689.82
224-155-40-00	2517 Dundee Gln	1.000	\$689.82
224-155-41-00	2529 Dundee Gln	1.000	\$689.82
224-155-42-00	Dundee Gln		
224-156-01-00	Douglaston Gln		
224-156-02-00	Douglaston Gln		
224-156-03-00	Merion Gln		
224-156-04-00	Merion Gln		
224-156-05-00	Merion Gln		
224-156-06-00	Douglaston Gln		
224-156-08-00	387 Melbourne Gln	1.000	\$689.82
224-156-09-00	363 Melbourne Gln	1.000	\$689.82
224-156-10-00	351 Melbourne Gln	1.000	\$689.82
224-156-11-00	337 Melbourne Gln	1.000	\$689.82
224-156-12-00	319 Melbourne Gln	1.000	\$689.82
224-156-13-00	305 Melbourne Gln	1.000	\$689.82
224-156-14-00	302 Melbourne Gln	1.000	\$689.82
224-156-15-00	328 Melbourne Gln	1.000	\$689.82
224-156-16-00	344 Melbourne Gln	1.000	\$689.82
224-156-17-00	356 Melbourne Gln	1.000	\$689.82
224-156-18-00	370 Melbourne Gln	1.000	\$689.82
224-156-19-00	392 Melbourne Gln	1.000	\$689.82
224-156-20-00	Melbourne Gln		
224-156-21-00	283 Melbourne Gln	1.000	\$689.82
224-156-22-00	241 Melbourne Gln	1.000	\$689.82
224-156-23-00	235 Melbourne Gln	1.000	\$689.82
224-156-24-00	222 Melbourne Gln	1.000	\$689.82
224-156-25-00	254 Melbourne Gln	1.000	\$689.82
224-156-26-00	298 Melbourne Gln	1.000	\$689.82
224-156-27-00	2498 Douglaston Gln	1.000	\$689.82
224-156-28-00	2492 Douglaston Gln	1.000	\$689.82
224-156-29-00	2486 Douglaston Gln	1.000	\$689.82
224-156-30-00	2474 Douglaston Gln	1.000	\$689.82
224-156-31-00	538 Crystal Downs Gln	1.000	\$689.82
224-156-32-00	546 Crystal Downs Gln	1.000	\$689.82
224-156-33-00	578 Crystal Downs Gln	1.000	\$689.82
224-156-34-00	589 Crystal Downs Gln	1.000	\$689.82
224-156-35-00	563 Crystal Downs Gln	1.000	\$689.82
224-156-36-00	559 Crystal Downs Gln	1.000	\$689.82
224-156-37-00	525 Crystal Downs Gln	1.000	\$689.82
224-156-38-00	517 Crystal Downs Gln	1.000	\$689.82
224-156-39-00	509 Crystal Downs Gln	1.000	\$689.82
224-156-40-00	Crystal Downs Gln		
224-156-41-00	Cleveland Ave		
224-156-42-00	Crystal Downs Gln		
224-156-43-00	Melbourne Gln		

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 19
 Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-157-01-00	2309 Douglaston Gln	1.000	\$689.82
224-157-02-00	2313 Douglaston Gln	1.000	\$689.82
224-157-03-00	2325 Douglaston Gln	1.000	\$689.82
224-157-04-00	303 Lytham Gln	1.000	\$689.82
224-157-05-00	317 Lytham Gln	1.000	\$689.82
224-157-06-00	345 Lytham Gln	1.000	\$689.82
224-157-07-00	369 Lytham Gln	1.000	\$689.82
224-157-08-00	377 Lytham Gln	1.000	\$689.82
224-157-09-00	385 Lytham Gln	1.000	\$689.82
224-157-10-00	398 Lytham Gln	1.000	\$689.82
224-157-11-00	372 Lytham Gln	1.000	\$689.82
224-157-12-00	350 Lytham Gln	1.000	\$689.82
224-157-13-00	332 Lytham Gln	1.000	\$689.82
224-157-14-00	328 Lytham Gln	1.000	\$689.82
224-157-15-00	2337 Douglaston Gln	1.000	\$689.82
224-157-16-00	Lytham Gln		
224-157-17-00	2404 Douglaston Gln	1.000	\$689.82
224-157-18-00	2398 Douglaston Gln	1.000	\$689.82
224-157-19-00	2392 Douglaston Gln	1.000	\$689.82
224-157-20-00	2376 Douglaston Gln	1.000	\$689.82
224-157-21-00	2370 Douglaston Gln	1.000	\$689.82
224-157-22-00	2364 Douglaston Gln	1.000	\$689.82
224-157-23-00	2358 Douglaston Gln	1.000	\$689.82
224-157-24-00	2354 Douglaston Gln	1.000	\$689.82
224-157-25-00	2350 Douglaston Gln	1.000	\$689.82
224-157-26-00	2348 Douglaston Gln	1.000	\$689.82
224-157-27-00	2340 Douglaston Gln	1.000	\$689.82
224-157-28-00	2343 Douglaston Gln	1.000	\$689.82
224-157-29-00	2345 Douglaston Gln	1.000	\$689.82
224-157-30-00	2361 Douglaston Gln	1.000	\$689.82
224-157-31-00	2367 Douglaston Gln	1.000	\$689.82
224-157-32-00	2381 Douglaston Gln	1.000	\$689.82
224-157-33-00	2387 Douglaston Gln	1.000	\$689.82
224-157-34-00	2401 Douglaston Gln	1.000	\$689.82
224-157-35-00	2407 Douglaston Gln	1.000	\$689.82
224-157-36-00	377 Somerset Hills Gln	1.000	\$689.82
224-157-37-00	355 Somerset Hills Gln	1.000	\$689.82
224-157-38-00	333 Somerset Hills Gln	1.000	\$689.82
224-157-39-00	2412 Pine Valley Gln	1.000	\$689.82
224-157-40-00	2410 Pine Valley Gln	1.000	\$689.82
224-157-41-00	2404 Pine Valley Gln	1.000	\$689.82
224-157-42-00	2400 Pine Valley Gln	1.000	\$689.82
224-157-43-00	2392 Pine Valley Gln	1.000	\$689.82
224-157-44-00	2380 Pine Valley Gln	1.000	\$689.82
224-157-45-00	2370 Pine Valley Gln	1.000	\$689.82
224-157-46-00	2366 Pine Valley Gln	1.000	\$689.82
224-157-47-00	2343 Pine Valley Gln	1.000	\$689.82
224-157-48-00	2349 Pine Valley Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-157-49-00	2363 Pine Valley Gln	1.000	\$689.82
224-157-50-00	2375 Pine Valley Gln	1.000	\$689.82
224-157-51-00	2381 Pine Valley Gln	1.000	\$689.82
224-157-52-00	2385 Pine Valley Gln	1.000	\$689.82
224-157-53-00	2399 Pine Valley Gln	1.000	\$689.82
224-157-54-00	2401 Pine Valley Gln	1.000	\$689.82
224-157-55-00	2409 Pine Valley Gln	1.000	\$689.82
224-157-56-00	2413 Pine Valley Gln	1.000	\$689.82
224-157-57-00	Pine Valley Gln		
224-157-58-00	Pine Valley Gln		
224-157-59-00	Pine Valley Gln		
224-158-01-00	2338 Douglaston Gln	1.000	\$689.82
224-158-02-00	2332 Douglaston Gln	1.000	\$689.82
224-158-03-00	2330 Douglaston Gln	1.000	\$689.82
224-158-04-00	2326 Douglaston Gln	1.000	\$689.82
224-158-05-00	2320 Douglaston Gln	1.000	\$689.82
224-158-06-00	2318 Douglaston Gln	1.000	\$689.82
224-158-07-00	2306 Douglaston Gln	1.000	\$689.82
224-158-08-00	Pine Valley Gln		
224-158-09-00	Pine Valley Gln		
224-158-10-00	Rincon Ave		
224-158-11-00	Pine Valley Gln		
224-158-12-00	Douglaston Gln		
224-159-01-00	2460 Douglaston Gln	1.000	\$689.82
224-159-02-00	2456 Douglaston Gln	1.000	\$689.82
224-159-03-00	2448 Douglaston Gln	1.000	\$689.82
224-159-04-00	2444 Douglaston Gln	1.000	\$689.82
224-159-05-00	2436 Douglaston Gln	1.000	\$689.82
224-159-06-00	2432 Douglaston Gln	1.000	\$689.82
224-159-07-00	2426 Douglaston Gln	1.000	\$689.82
224-159-08-00	2418 Douglaston Gln	1.000	\$689.82
224-159-09-00	2411 Douglaston Gln	1.000	\$689.82
224-159-10-00	2423 Douglaston Gln	1.000	\$689.82
224-159-11-00	467 Adelaide Gln	1.000	\$689.82
224-159-12-00	455 Adelaide Gln	1.000	\$689.82
224-159-13-00	433 Adelaide Gln	1.000	\$689.82
224-159-14-00	425 Adelaide Gln	1.000	\$689.82
224-159-15-00	414 Adelaide Gln	1.000	\$689.82
224-159-16-00	448 Adelaide Gln	1.000	\$689.82
224-159-17-00	2451 Douglaston Gln	1.000	\$689.82
224-159-18-00	2453 Douglaston Gln	1.000	\$689.82
224-159-19-00	2467 Douglaston Gln	1.000	\$689.82
224-159-20-00	2471 Douglaston Gln	1.000	\$689.82
224-159-21-00	2483 Douglaston Gln	1.000	\$689.82
224-159-22-00	2470 Pine Valley Gln	1.000	\$689.82
224-159-23-00	2458 Pine Valley Gln	1.000	\$689.82
224-159-24-00	2450 Pine Valley Gln	1.000	\$689.82
224-159-25-00	2444 Pine Valley Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-159-26-00	2438 Pine Valley Gln	1.000	\$689.82
224-159-27-00	2426 Pine Valley Gln	1.000	\$689.82
224-159-28-00	2424 Pine Valley Gln	1.000	\$689.82
224-159-29-00	322 Somerset Hills Gln	1.000	\$689.82
224-159-30-00	344 Somerset Hills Gln	1.000	\$689.82
224-159-31-00	366 Somerset Hills Gln	1.000	\$689.82
224-159-32-00	2421 Pine Valley Gln	1.000	\$689.82
224-159-33-00	2427 Pine Valley Gln	1.000	\$689.82
224-159-34-00	2433 Pine Valley Gln	1.000	\$689.82
224-159-35-00	2445 Pine Valley Gln	1.000	\$689.82
224-159-36-00	2449 Pine Valley Gln	1.000	\$689.82
224-159-37-00	2453 Pine Valley Gln	1.000	\$689.82
224-159-38-00	2461 Pine Valley Gln	1.000	\$689.82
224-159-39-00	2475 Pine Valley Gln	1.000	\$689.82
224-159-40-00	2483 Pine Valley Gln	1.000	\$689.82
224-159-41-00	2497 Pine Valley Gln	1.000	\$689.82
224-159-42-00	Douglaston Gln		
224-159-43-00	Somerset Hills Gln		
224-159-44-00	Adelaide Gln		
224-159-45-00	Pine Valley Gln		
Totals:	Parcels: 308		\$180,732.84

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 20
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
235-550-01-00	1697 Greenwood Pl	1	\$1,112.44
235-550-02-00	1671 Greenwood Pl	1	\$1,112.44
235-550-03-00	1623 Greenwood Pl	1	\$1,112.44
235-550-04-00	1614 Greenwood Pl	1	\$1,112.44
235-550-05-00	1638 Greenwood Pl	1	\$1,112.44
235-550-06-00	1656 Greenwood Pl	1	\$1,112.44
235-550-07-00	1682 Greenwood Pl	1	\$1,112.44
235-550-08-00	1690 Greenwood Pl	1	\$1,112.44
235-550-09-00	1732 Gamble Ln	1	\$1,112.44
Totals:	Parcels: 9		\$10,011.96

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 21
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-030-40-00	2128 Drew Rd	1.000	\$434.40
225-030-41-00	2136 Drew Rd	1.000	\$434.40
225-030-42-00	2144 Drew Rd	1.000	\$434.40
225-030-43-00	2152 Drew Rd	1.000	\$434.40
225-030-44-00	2178 Drew Rd	1.000	\$434.40
225-030-45-00	2192 Drew Rd	1.000	\$434.40
225-030-46-00	2195 Drew Rd	1.000	\$434.40
225-030-47-00	2181 Drew Rd	1.000	\$434.40
225-030-48-00	2165 Drew Rd	1.000	\$434.40
225-030-49-00	2147 Drew Rd	1.000	\$434.40
225-030-50-00	2133 Drew Rd	1.000	\$434.40
225-030-51-00	2125 Drew Rd	1.000	\$434.40
225-030-52-00	2113 Drew Rd	1.000	\$434.40
225-030-53-00	2109 Drew Rd	1.000	\$434.40
225-030-54-00	2105 Drew Rd	1.000	\$434.40
225-030-55-00	2103 Drew Rd	1.000	\$434.40
225-030-56-00	2189 Drew Rd	1.000	\$434.40
Totals:	Parcels: 17		\$6,950.40

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 22
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-040-48-00	2080 Dancer Ct	1	\$429.58
224-040-49-00	2040 Dancer Ct	1	\$429.58
224-040-50-00	1757 Dancer Pl	1	\$429.58
224-040-51-00	1763 Dancer Pl	1	\$429.58
224-040-52-00	1775 Dancer Pl	1	\$429.58
224-040-53-00	1787 Dancer Pl	1	\$429.58
224-040-54-00	1796 Dancer Pl	1	\$429.58
224-040-55-00	1780 Dancer Pl	1	\$429.58
224-040-56-00	1768 Dancer Pl	1	\$429.58
224-040-57-00	1752 Dancer Pl	1	\$429.58
224-040-58-00	1748 Dancer Pl	1	\$429.58
224-040-59-00	1740 Dancer Pl	1	\$429.58
224-040-60-00	1732 Dancer Pl	1	\$429.58
224-040-61-00	1724 Dancer Pl	1	\$429.58
224-040-62-00	1718 Dancer Pl	1	\$429.58
224-040-63-00	1712 Dancer Pl	1	\$429.58
224-040-64-00	1710 Dancer Pl	1	\$429.58
224-040-65-00	1700 Dancer Pl	1	\$429.58
224-040-66-00	1707 Dancer Pl	1	\$429.58
224-040-67-00	1715 Dancer Pl	1	\$429.58
224-040-68-00	1721 Dancer Pl	1	\$429.58
224-040-69-00	1729 Dancer Pl	1	\$429.58
224-040-70-00	1735 Dancer Pl	1	\$429.58
Totals:	Parcels: 23		\$9,880.34

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 23
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
232-580-01-00	1087 Princess Kyra Pl	1	\$362.40
232-580-02-00	1073 Princess Kyra Pl	1	\$362.40
232-580-03-00	1067 Princess Kyra Pl	1	\$362.40
232-580-04-00	1059 Princess Kyra Pl	1	\$362.40
232-580-05-00	1047 Princess Kyra Pl	1	\$362.40
232-580-06-00	1033 Princess Kyra Pl	1	\$362.40
232-580-07-00	1025 Princess Kyra Pl	1	\$362.40
232-580-08-00	1011 Princess Kyra Pl	1	\$362.40
232-580-09-00	1006 Princess Kyra Pl	1	\$362.40
232-580-10-00	1022 Princess Kyra Pl	1	\$362.40
232-580-11-00	1030 Princess Kyra Pl	1	\$362.40
232-580-12-00	1044 Princess Kyra Pl	1	\$362.40
232-580-13-00	1052 Princess Kyra Pl	1	\$362.40
232-580-14-00	1060 Princess Kyra Pl	1	\$362.40
232-580-15-00	1076 Princess Kyra Pl	1	\$362.40
232-580-16-00	1098 Princess Kyra Pl	1	\$362.40
Totals:	Parcels: 16		\$5,798.40

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 24
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
237-300-01-00	479 Amparo Dr	1	\$505.00
237-300-02-00	461 Amparo Dr	1	\$505.00
237-300-03-00	459 Amparo Dr	1	\$505.00
237-300-04-00	445 Amparo Dr	1	\$505.00
237-300-05-00	437 Amparo Dr	1	\$505.00
237-300-06-00	423 Amparo Dr	1	\$505.00
237-300-07-00	411 Amparo Dr	1	\$505.00
237-300-08-00	399 Amparo Dr	1	\$505.00
237-300-10-00	373 Amparo Dr	1	\$505.00
237-300-11-00	365 Amparo Dr	1	\$505.00
237-300-12-00	361 Amparo Dr	1	\$505.00
237-300-13-00	345 Amparo Dr	1	\$505.00
237-300-14-00	327 Amparo Dr	1	\$505.00
237-300-15-00	319 Amparo Dr	1	\$505.00
237-300-16-00	303 Amparo Dr	1	\$505.00
237-300-18-00	322 Amparo Dr	1	\$505.00
237-300-19-00	334 Amparo Dr	1	\$505.00
237-300-20-00	352 Amparo Dr	1	\$505.00
237-300-21-00	388 Amparo Dr	1	\$505.00
237-300-22-00	2191 Pamplona Ct	1	\$505.00
237-300-23-00	2183 Pamplona Ct	1	\$505.00
237-300-24-00	2167 Pamplona Ct	1	\$505.00
237-300-25-00	2159 Pamplona Ct	1	\$505.00
237-300-26-00	2145 Pamplona Ct	1	\$505.00
237-300-27-00	2141 Pamplona Ct	1	\$505.00
237-300-28-00	2137 Pamplona Ct	1	\$505.00
237-300-29-00	2135 Pamplona Ct	1	\$505.00
237-300-30-00	2127 Pamplona Ct	1	\$505.00
237-300-31-00	2119 Pamplona Ct	1	\$505.00
237-300-32-00	2105 Pamplona Ct	1	\$505.00
237-300-33-00	2102 Pamplona Ct	1	\$505.00
237-300-34-00	2108 Pamplona Ct	1	\$505.00
237-300-35-00	2124 Pamplona Ct	1	\$505.00
237-300-36-00	2130 Pamplona Ct	1	\$505.00
237-300-37-00	2152 Pamplona Ct	1	\$505.00
237-300-38-00	2164 Pamplona Ct	1	\$505.00
237-300-39-00	2176 Pamplona Ct	1	\$505.00
237-300-40-00	2188 Pamplona Ct	1	\$505.00
237-300-41-00	2196 Pamplona Ct	1	\$505.00
237-300-42-00	430 Amparo Dr	1	\$505.00
237-300-43-00	490 Amparo Dr	1	\$505.00
237-300-44-00	498 Amparo Dr	1	\$505.00
237-300-45-00	2110 Pamplona Ct	1	\$505.00
237-300-47-00	310 Amparo Dr	1	\$505.00
237-300-48-00	Amparo Dr	1	
237-300-49-00	381 Amparo Dr	1	\$505.00
237-310-01-00	2098 Amparo Ct	1	\$505.00
237-310-02-00	2082 Amparo Ct	1	\$505.00

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 24
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
237-310-03-00	2074 Amparo Ct	1	\$505.00
237-310-04-00	2066 Amparo Ct	1	\$505.00
237-310-05-00	2054 Amparo Ct	1	\$505.00
237-310-06-00	2038 Amparo Ct	1	\$505.00
237-310-07-00	2002 Amparo Ct	1	\$505.00
237-310-08-00	2011 Amparo Ct	1	\$505.00
237-310-09-00	2025 Amparo Ct	1	\$505.00
237-310-10-00	2043 Amparo Ct	1	\$505.00
237-310-11-00	2087 Amparo Ct	1	\$505.00
237-310-12-00	302 Amparo Dr	1	\$505.00
237-310-13-00	300 Amparo Dr	1	\$505.00
Totals:	Parcels: 59		\$29,290.00

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 25
 Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-682-52-00	573 Dimaio Way	1	\$140.94
225-682-53-00	581 Dimaio Way	1	\$140.94
225-682-54-00	585 Dimaio Way	1	\$140.94
225-682-55-00	591 Dimaio Way	1	\$140.94
225-682-56-00	595 Dimaio Way	1	\$140.94
225-682-57-00	603 Dimaio Way	1	\$140.94
225-682-58-00	615 Dimaio Way	1	\$140.94
225-682-59-00	621 Dimaio Way	1	\$140.94
225-682-60-00	635 Dimaio Way	1	\$140.94
225-682-61-00	647 Dimaio Way	1	\$140.94
225-682-62-00	655 Dimaio Way	1	\$140.94
225-682-63-00	667 Dimaio Way	1	\$140.94
225-682-64-00	675 Dimaio Way	1	\$140.94
225-682-65-00	670 Dimaio Way	1	\$140.94
225-682-66-00	652 Dimaio Way	1	\$140.94
225-682-67-00	640 Dimaio Way	1	\$140.94
225-682-68-00	632 Dimaio Way	1	\$140.94
225-682-69-00	624 Dimaio Way	1	\$140.94
225-682-70-00	618 Dimaio Way	1	\$140.94
225-682-71-00	600 Dimaio Way	1	\$140.94
225-682-72-00	598 Dimaio Way	1	\$140.94
225-682-73-00	594 Dimaio Way	1	\$140.94
225-682-74-00	586 Dimaio Way	1	\$140.94
225-682-75-00	578 Dimaio Way	1	\$140.94
225-682-76-00	570 Dimaio Way	1	\$140.94
225-750-01-00	2795 Oakwood Creek Way	1	\$140.94
225-750-02-00	2783 Oakwood Creek Way	1	\$140.94
225-750-03-00	2767 Oakwood Creek Way	1	\$140.94
225-750-04-00	2755 Oakwood Creek Way	1	\$140.94
225-750-05-00	2741 Oakwood Creek Way	1	\$140.94
225-750-06-00	611 Berkshire Pl	1	\$140.94
225-750-07-00	629 Berkshire Pl	1	\$140.94
225-750-08-00	633 Berkshire Pl	1	\$140.94
225-750-09-00	655 Berkshire Pl	1	\$140.94
225-750-10-00	678 Berkshire Pl	1	\$140.94
225-750-11-00	644 Berkshire Pl	1	\$140.94
225-750-13-00	2772 Berkshire Pl	1	\$140.94
225-750-14-00	2788 Oakwood Creek Way	1	\$140.94
225-750-15-00	2790 Oakwood Creek Way	1	\$140.94
225-750-16-00	2739 Oakwood Creek Way	1	\$140.94
225-750-17-00	2733 Oakwood Creek Way	1	\$140.94
225-750-18-00	2727 Oakwood Creek Way	1	\$140.94
225-750-19-00	621 Oakwood Creek Pl	1	\$140.94
225-750-20-00	635 Oakwood Creek Pl	1	\$140.94
225-750-21-00	657 Oakwood Creek Pl	1	\$140.94
225-750-22-00	679 Oakwood Creek Pl	1	\$140.94
225-750-23-00	683 Oakwood Creek Pl	1	\$140.94
225-750-24-00	688 Oakwood Creek Pl	1	\$140.94

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 25
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-750-25-00	660 Oakwood Creek Pl	1	\$140.94
225-750-26-00	648 Oakwood Creek Pl	1	\$140.94
225-750-27-00	616 Oakwood Creek Pl	1	\$140.94
225-750-28-00	604 Oakwood Creek Pl	1	\$140.94
Totals:	Parcels: 52		\$7,328.88

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 26
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-650-33-00	710 Jet Pl	1	\$485.70
227-650-34-00	722 Jet Pl	1	\$485.70
227-650-35-00	736 Jets Pl	1	\$485.70
227-650-36-00	748 Jet Pl	1	\$485.70
227-650-37-00	764 Jet Pl	1	\$485.70
227-650-38-00	788 Jet Pl	1	\$485.70
227-650-39-00	799 Jet Pl	1	\$485.70
227-650-40-00	775 Jet Pl	1	\$485.70
227-650-41-00	757 Jet Pl	1	\$485.70
227-650-42-00	741 Jet Pl	1	\$485.70
227-650-43-00	733 Jet Pl	1	\$485.70
227-650-44-00	715 Jet Pl	1	\$485.70
227-650-45-00	707 Jet Pl	1	\$485.70
Totals:			\$6,314.10
	Parcels:	13	

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 27
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-270-30-00	2451 Tangelo Pl East	3.000	\$761.76
225-760-01-00	2641 Pummelo Ct	1.000	\$253.92
225-760-02-00	2625 Pummelo Ct	1.000	\$253.92
225-760-03-00	2601 Pummelo Ct	1.000	\$253.92
225-760-04-00	601 Star Ruby Ct	1.000	\$253.92
225-760-05-00	623 Star Ruby Ct	1.000	\$253.92
225-760-06-00	639 Star Ruby Ct	1.000	\$253.92
225-760-07-00	651 Star Ruby Ct	1.000	\$253.92
225-760-08-00	673 Star Ruby Ct	1.000	\$253.92
225-760-09-00	681 Star Ruby Ct	1.000	\$253.92
225-760-10-00	695 Star Ruby Ct	1.000	\$253.92
225-760-11-00	672 Star Ruby Ct	1.000	\$253.92
225-760-12-00	652 Star Ruby Ct	1.000	\$253.92
225-760-13-00	2626 Pummelo Ct	1.000	\$253.92
225-760-14-00	2642 Pummelo Ct	1.000	\$253.92
225-760-15-00	2650 Pummelo Ct	1.000	\$253.92
225-760-16-00	2654 Pummelo Ct	1.000	\$253.92
225-760-17-00	2660 Pummelo Ct	1.000	\$253.92
225-760-18-00	2674 Pummelo Ct	1.000	\$253.92
225-760-19-00	2695 Pummelo Ct	1.000	\$253.92
225-760-20-00	2681 Pummelo Ct	1.000	\$253.92
225-760-21-00	2675 Pummelo Ct	1.000	\$253.92
225-760-22-00	2661 Pummelo Ct	1.000	\$253.92
225-760-23-00	2655 Pummelo Ct	1.000	\$253.92
225-760-24-00	2661 Minneola Ln	1.000	\$253.92
225-760-25-00	2641 Minneola Ln	1.000	\$253.92
225-760-26-00	2635 Minneola Ln	1.000	\$253.92
225-760-27-00	2629 Minneola Ln	1.000	\$253.92
225-760-28-00	704 Sungold Way	1.000	\$253.92
225-760-29-00	720 Sungold Way	1.000	\$253.92
225-760-30-00	742 Sungold Way	1.000	\$253.92
225-760-31-00	743 Sungold Way	1.000	\$253.92
225-760-32-00	731 Sungold Way	1.000	\$253.92
225-760-33-00	715 Sungold Way	1.000	\$253.92
225-760-34-00	705 Sungold Way	1.000	\$253.92
225-761-01-00	748 Sungold Way	1.000	\$253.92
225-761-02-00	750 Sungold Way	1.000	\$253.92
225-761-03-00	758 Sungold Way	1.000	\$253.92
225-761-04-00	766 Sungold Way	1.000	\$253.92
225-761-05-00	770 Sungold Way	1.000	\$253.92
225-761-06-00	780 Sungold Way	1.000	\$253.92
225-761-07-00	790 Sungold Way	1.000	\$253.92
225-761-08-00	802 Sungold Way	1.000	\$253.92
225-761-09-00	824 Sungold Way	1.000	\$253.92
225-761-10-00	832 Sungold Way	1.000	\$253.92
225-761-11-00	844 Sungold Way	1.000	\$253.92
225-761-12-00	852 Sungold Way	1.000	\$253.92
225-761-13-00	864 Sungold Way	1.000	\$253.92

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 27
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-761-14-00	2690 Ponderosa Ct	1.000	\$253.92
225-761-15-00	2674 Ponderosa Ct	1.000	\$253.92
225-761-16-00	2652 Ponderosa Ct	1.000	\$253.92
225-761-17-00	2640 Ponderosa Ct	1.000	\$253.92
225-761-18-00	2643 Ponderosa Ct	1.000	\$253.92
225-761-19-00	2655 Ponderosa Ct	1.000	\$253.92
225-761-20-00	2681 Ponderosa Ct	1.000	\$253.92
225-761-21-00	2697 Ponderosa Ct	1.000	\$253.92
225-761-22-00	2598 Honeybell Ln	1.000	\$253.92
225-761-23-00	2582 Honeybell Ln	1.000	\$253.92
225-761-24-00	2570 Honeybell Ln	1.000	\$253.92
225-761-25-00	2568 Honeybell Ln	1.000	\$253.92
225-761-26-00	2548 Honeybell Ln	1.000	\$253.92
225-761-27-00	2535 Honeybell Ln	1.000	\$253.92
225-761-28-00	2545 Honeybell Ln	1.000	\$253.92
225-761-29-00	2557 Honeybell Ln	1.000	\$253.92
225-761-30-00	2569 Honeybell Ln	1.000	\$253.92
225-761-31-00	2589 Honeybell Ln	1.000	\$253.92
225-761-32-00	793 Sungold Way	1.000	\$253.92
225-761-33-00	785 Sungold Way	1.000	\$253.92
225-761-34-00	773 Sungold Way	1.000	\$253.92
225-761-35-00	2576 Hamlin Ct	1.000	\$253.92
225-761-36-00	2552 Hamlin Ct	1.000	\$253.92
225-761-37-00	2549 Hamlin Ct	1.000	\$253.92
225-761-38-00	2565 Hamlin Ct	1.000	\$253.92
225-761-39-00	2583 Hamlin Ct	1.000	\$253.92
225-762-01-00	872 Sungold Way	1.000	\$253.92
225-762-02-00	884 Sungold Way	1.000	\$253.92
225-762-03-00	2632 Jaffa Ct	1.000	\$253.92
225-762-04-00	2631 Jaffa Ct	1.000	\$253.92
225-762-05-00	2657 Jaffa Ct	1.000	\$253.92
225-762-06-00	2673 Jaffa Ct	1.000	\$253.92
225-762-07-00	2695 Jaffa Ct	1.000	\$253.92
225-762-08-00	Jaffa Ct		
225-762-09-00	Jaffa Ct		
225-763-01-00	2534 Honeybell Ln	1.000	\$253.92
225-763-02-00	2520 Honeybell Ln	1.000	\$253.92
225-763-03-00	2504 Honeybell Ln	1.000	\$253.92
225-763-04-00	2494 Honeybell Ln	1.000	\$253.92
225-763-05-00	2482 Honeybell Ln	1.000	\$253.92
225-763-06-00	2474 Honeybell Ln	1.000	\$253.92
225-763-07-00	2462 Honeybell Ln	1.000	\$253.92
225-763-08-00	2454 Honeybell Ln	1.000	\$253.92
225-763-09-00	2448 Honeybell Ln	1.000	\$253.92
225-763-10-00	2442 Honeybell Ln	1.000	\$253.92
225-763-11-00	2434 Honeybell Ln	1.000	\$253.92
225-763-12-00	2422 Honeybell Ln	1.000	\$253.92
225-763-13-00	2414 Honeybell Ln	1.000	\$253.92

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 27
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-763-14-00	2402 Honeybell Ln	1.000	\$253.92
225-763-15-00	2403 Honeybell Ln	1.000	\$253.92
225-763-16-00	2413 Honeybell Ln	1.000	\$253.92
225-763-17-00	2421 Honeybell Ln	1.000	\$253.92
225-763-18-00	2433 Honeybell Ln	1.000	\$253.92
225-763-19-00	2443 Honeybell Ln	1.000	\$253.92
225-763-20-00	2447 Honeybell Ln	1.000	\$253.92
225-763-21-00	2453 Honeybell Ln	1.000	\$253.92
225-763-22-00	2461 Honeybell Ln	1.000	\$253.92
225-763-23-00	2473 Honeybell Ln	1.000	\$253.92
225-763-24-00	2481 Honeybell Ln	1.000	\$253.92
225-763-25-00	2493 Honeybell Ln	1.000	\$253.92
225-763-26-00	2509 Honeybell Ln	1.000	\$253.92
225-763-27-00	2521 Honeybell Ln	1.000	\$253.92
225-763-28-00	Honeybell Ln		
225-763-29-00	El Norte Pkwy		
225-763-30-00	Red Blush Rd		
225-764-01-00	889 Red Blush Rd	1.000	\$253.92
225-764-02-00	873 Red Blush Rd	1.000	\$253.92
225-764-03-00	865 Red Blush Rd	1.000	\$253.92
225-764-04-00	839 Red Blush Rd	1.000	\$253.92
225-764-05-00	821 Red Blush Rd	1.000	\$253.92
225-764-06-00	805 Red Blush Rd	1.000	\$253.92
225-764-07-00	802 Red Blush Rd	1.000	\$253.92
225-764-08-00	816 Red Blush Rd	1.000	\$253.92
225-764-09-00	2402 Tangelo Pl East	1.000	\$253.92
225-764-10-00	2440 Tangelo Pl East	1.000	\$253.92
225-764-11-00	2460 Tangelo Pl East	1.000	\$253.92
225-764-12-00	832 Red Blush Rd	1.000	\$253.92
225-764-13-00	846 Red Blush Rd	1.000	\$253.92
225-764-14-00	868 Red Blush Rd	1.000	\$253.92
225-764-15-00	876 Red Blush Rd	1.000	\$253.92
225-764-16-00	882 Red Blush Rd	1.000	\$253.92
225-764-17-00	894 Red Blush Rd	1.000	\$253.92
225-764-18-00	Mission Ave		
Totals:	Parcels: 131		\$32,247.84

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-141-39-00	Valley Pkwy		
225-770-01-00	3107 Burnet Dr	1.000	\$367.18
225-770-02-00	3103 Burnet Dr	1.000	\$367.18
225-770-03-00	3095 Burnet Dr	1.000	\$367.18
225-770-04-00	3089 Burnet Dr	1.000	\$367.18
225-770-05-00	3067 Burnet Dr	1.000	\$367.18
225-770-06-00	3070 Burnet Dr	1.000	\$367.18
225-770-07-00	3078 Burnet Dr	1.000	\$367.18
225-770-08-00	Murcott Way	1.000	\$367.18
225-770-09-00	2967 Murcott Way	1.000	\$367.18
225-770-10-00	2955 Murcott Way	1.000	\$367.18
225-770-11-00	2949 Murcott Way	1.000	\$367.18
225-770-12-00	2933 Murcott Way	1.000	\$367.18
225-770-13-00	2921 Murcott Way	1.000	\$367.18
225-770-14-00	766 Bijou Lime Ln	1.000	\$367.18
225-770-15-00	752 Bijou Lime Ln	1.000	\$367.18
225-770-16-00	753 Bijou Lime Ln	1.000	\$367.18
225-770-17-00	771 Bijou Lime Ln	1.000	\$367.18
225-770-18-00	779 Bijou Lime Ln	1.000	\$367.18
225-770-19-00	787 Bijou Lime Ln	1.000	\$367.18
225-770-20-00	791 Bijou Lime Ln	1.000	\$367.18
225-770-21-00	795 Bijou Lime Ln	1.000	\$367.18
225-770-22-00	2902 Murcott Way	1.000	\$367.18
225-770-23-00	2908 Murcott Way	1.000	\$367.18
225-770-24-00	2916 Murcott Way	1.000	\$367.18
225-770-25-00	2928 Murcott Way	1.000	\$367.18
225-770-26-00	2940 Murcott Way	1.000	\$367.18
225-770-27-00	2952 Murcott Way	1.000	\$367.18
225-770-28-00	2964 Murcott Way	1.000	\$367.18
225-770-29-00	2970 Murcott Way	1.000	\$367.18
225-770-30-00	2982 Murcott Way	1.000	\$367.18
225-770-31-00	2988 Murcott Way	1.000	\$367.18
225-770-32-00	2996 Murcott Way	1.000	\$367.18
225-770-33-00	Bijou Lime Ln		
225-771-01-00	3053 Burnet Dr	1.000	\$367.18
225-771-02-00	3041 Burnet Dr	1.000	\$367.18
225-771-03-00	3025 Burnet Dr	1.000	\$367.18
225-771-04-00	3017 Burnet Dr	1.000	\$367.18
225-771-05-00	3013 Burnet Dr	1.000	\$367.18
225-771-06-00	2989 Burnet Dr	1.000	\$367.18
225-771-07-00	2985 Burnet Dr	1.000	\$367.18
225-771-08-00	2971 Burnet Dr	1.000	\$367.18
225-771-09-00	2967 Burnet Dr	1.000	\$367.18
225-771-10-00	2959 Burnet Dr	1.000	\$367.18
225-771-11-00	2953 Burnet Dr	1.000	\$367.18
225-771-12-00	2941 Burnet Dr	1.000	\$367.18
225-771-13-00	2937 Burnet Dr	1.000	\$367.18
225-771-14-00	2931 Burnet Dr	1.000	\$367.18

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-771-15-00	2919 Burnet Dr	1.000	\$367.18
225-771-16-00	2905 Burnet Dr	1.000	\$367.18
225-771-17-00	2902 Burnet Dr	1.000	\$367.18
225-771-18-00	2908 Burnet Dr	1.000	\$367.18
225-771-19-00	2912 Burnet Dr	1.000	\$367.18
225-771-20-00	2924 Burnet Dr	1.000	\$367.18
225-771-21-00	2928 Burnet Dr	1.000	\$367.18
225-771-22-00	2960 Burnet Dr	1.000	\$367.18
225-771-23-00	2964 Burnet Dr	1.000	\$367.18
225-771-24-00	2990 Burnet Dr	1.000	\$367.18
225-771-25-00	2996 Burnet Dr	1.000	\$367.18
225-771-26-00	3000 Burnet Dr	1.000	\$367.18
225-771-27-00	3008 Burnet Dr	1.000	\$367.18
225-771-28-00	3020 Burnet Dr	1.000	\$367.18
225-771-29-00	3034 Burnet Dr	1.000	\$367.18
225-771-30-00	3038 Burnet Dr	1.000	\$367.18
225-771-31-00	3046 Burnet Dr	1.000	\$367.18
225-771-32-00	3058 Burnet Dr	1.000	\$367.18
225-771-33-00	740 Bijou Lime Ln	1.000	\$367.18
225-771-34-00	734 Bijou Lime Ln	1.000	\$367.18
225-771-35-00	2922 Rangpur Ct	1.000	\$367.18
225-771-36-00	2936 Rangpur Ct	1.000	\$367.18
225-771-37-00	2954 Rangpur Ct	1.000	\$367.18
225-771-38-00	2982 Rangpur Ct	1.000	\$367.18
225-771-39-00	2990 Rangpur Ct	1.000	\$367.18
225-771-40-00	2977 Rangpur Ct	1.000	\$367.18
225-771-41-00	2963 Rangpur Ct	1.000	\$367.18
225-771-42-00	2949 Rangpur Ct	1.000	\$367.18
225-771-43-00	2915 Rangpur Ct	1.000	\$367.18
225-771-44-00	2980 Burnet Dr	1.000	\$367.18
225-771-45-00	721 Bijou Lime Ln	1.000	\$367.18
225-771-46-00	729 Bijou Lime Ln	1.000	\$367.18
225-771-47-00	737 Bijou Lime Ln	1.000	\$367.18
225-771-48-00	745 Bijou Lime Ln	1.000	\$367.18
225-771-49-00	Burnet Dr		
225-780-01-00	2801 Oro Blanco Cir	1.000	\$367.18
225-780-02-00	2805 Oro Blanco Cir	1.000	\$367.18
225-780-03-00	2809 Oro Blanco Cir	1.000	\$367.18
225-780-04-00	2813 Oro Blanco Cir	1.000	\$367.18
225-780-05-00	2817 Oro Blanco Cir	1.000	\$367.18
225-780-06-00	2821 Oro Blanco Cir	1.000	\$367.18
225-780-07-00	2825 Oro Blanco Cir	1.000	\$367.18
225-780-08-00	2829 Oro Blanco Cir	1.000	\$367.18
225-780-09-00	2833 Oro Blanco Cir	1.000	\$367.18
225-780-10-00	2841 Oro Blanco Cir	1.000	\$367.18
225-780-11-00	2853 Oro Blanco Cir	1.000	\$367.18
225-780-12-00	2865 Oro Blanco Cir	1.000	\$367.18
225-780-13-00	2877 Oro Blanco Cir	1.000	\$367.18

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-780-14-00	2889 Oro Blanco Cir	1.000	\$367.18
225-780-15-00	2891 Oro Blanco Cir	1.000	\$367.18
225-780-16-00	2893 Oro Blanco Cir	1.000	\$367.18
225-780-17-00	2899 Oro Blanco Cir	1.000	\$367.18
225-780-18-00	2903 Oro Blanco Cir	1.000	\$367.18
225-780-19-00	2907 Oro Blanco Cir	1.000	\$367.18
225-780-20-00	2911 Oro Blanco Cir	1.000	\$367.18
225-780-21-00	2915 Oro Blanco Cir	1.000	\$367.18
225-780-22-00	2919 Oro Blanco Cir	1.000	\$367.18
225-780-23-00	2923 Oro Blanco Cir	1.000	\$367.18
225-780-24-00	2927 Oro Blanco Cir	1.000	\$367.18
225-780-25-00	2931 Oro Blanco Cir	1.000	\$367.18
225-780-26-00	2935 Oro Blanco Cir	1.000	\$367.18
225-780-27-00	2949 Oro Blanco Cir	1.000	\$367.18
225-780-28-00	2957 Oro Blanco Cir	1.000	\$367.18
225-780-29-00	2963 Oro Blanco Cir	1.000	\$367.18
225-780-30-00	2985 Oro Blanco Cir	1.000	\$367.18
225-780-31-00	2991 Oro Blanco Cir	1.000	\$367.18
225-780-32-00	2980 Oro Blanco Cir	1.000	\$367.18
225-780-33-00	2972 Oro Blanco Cir	1.000	\$367.18
225-780-34-00	2960 Oro Blanco Cir	1.000	\$367.18
225-780-35-00	2950 Oro Blanco Cir	1.000	\$367.18
225-780-36-00	2942 Oro Blanco Cir	1.000	\$367.18
225-780-37-00	2934 Oro Blanco Cir	1.000	\$367.18
225-780-38-00	2884 Oro Blanco Cir	1.000	\$367.18
225-780-39-00	2880 Oro Blanco Cir	1.000	\$367.18
225-780-40-00	2872# Oro Blanco Cir	1.000	\$367.18
225-780-41-00	2858 Oro Blanco Cir	1.000	\$367.18
225-780-42-00	2846 Oro Blanco Cir	1.000	\$367.18
225-780-43-00	2838 Oro Blanco Cir	1.000	\$367.18
225-780-44-00	Oro Blanco Cir		
225-780-45-00	Oro Blanco Cir		
225-780-46-00	Oro Blanco Cir		
225-790-01-00	592 Chandler Ct	1.000	\$367.18
225-790-02-00	584 Chandler Ct	1.000	\$367.18
225-790-03-00	576 Chandler Ct	1.000	\$367.18
225-790-04-00	562 Chandler Ct	1.000	\$367.18
225-790-05-00	554 Chandler Ct	1.000	\$367.18
225-790-06-00	538 Chandler Ct	1.000	\$367.18
225-790-07-00	520 Chandler Ct	1.000	\$367.18
225-790-08-00	508 Chandler Ct	1.000	\$367.18
225-790-09-00	503 Chandler Ct	1.000	\$367.18
225-790-10-00	521 Chandler Ct	1.000	\$367.18
225-790-11-00	537 Chandler Ct	1.000	\$367.18
225-790-12-00	545 Chandler Ct	1.000	\$367.18
225-790-13-00	551 Chandler Ct	1.000	\$367.18
225-790-14-00	563 Chandler Ct	1.000	\$367.18
225-790-15-00	571 Chandler Ct	1.000	\$367.18

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-790-16-00	587 Chandler Ct	1.000	\$367.18
225-790-17-00	591 Chandler Ct	1.000	\$367.18
225-790-18-00	3099 Wohlford Dr	1.000	\$367.18
225-790-19-00	3091 Wohlford Dr	1.000	\$367.18
225-790-20-00	3085 Wohlford Dr	1.000	\$367.18
225-790-21-00	3081 Wohlford Dr	1.000	\$367.18
225-790-22-00	3077 Wohlford Dr	1.000	\$367.18
225-790-23-00	3073 Wohlford Dr	1.000	\$367.18
225-790-24-00	3069 Wohlford Dr	1.000	\$367.18
225-790-25-00	Wohlford Dr	1.000	\$367.18
225-790-26-00	3061 Wohlford Dr	1.000	\$367.18
225-790-27-00	Wohlford Dr	1.000	\$367.18
225-790-28-00	3053 Wohlford Dr	1.000	\$367.18
225-790-29-00	3049 Wohlford Dr	1.000	\$367.18
225-790-30-00	3045 Wohlford Dr	1.000	\$367.18
225-790-31-00	3041 Wohlford Dr	1.000	\$367.18
225-790-32-00	3037 Wohlford Dr	1.000	\$367.18
225-790-33-00	3052 Wohlford Dr	1.000	\$367.18
225-790-34-00	3048 Wohlford Dr	1.000	\$367.18
225-790-35-00	3042 Wohlford Dr	1.000	\$367.18
225-790-36-00	3038 Wohlford Dr	1.000	\$367.18
225-790-37-00	3003 Finley Pl	1.000	\$367.18
225-790-38-00	3019 Finley Pl	1.000	\$367.18
225-790-39-00	3025 Finley Pl	1.000	\$367.18
225-790-40-00	3031 Finley Pl	1.000	\$367.18
225-790-41-00	Wohlford Dr		
225-790-42-00	Wohlford Dr		
225-790-43-00	Wohlford Dr		
225-790-44-00	Wohlford Dr		
225-790-45-00	*** No Situs Info **		
225-791-01-00	3033 Wohlford Dr	1.000	\$367.18
225-791-02-00	3027 Wohlford Dr	1.000	\$367.18
225-791-03-00	3023 Wohlford Dr	1.000	\$367.18
225-791-04-00	3019 Wohlford Dr	1.000	\$367.18
225-791-05-00	3013 Wohlford Dr	1.000	\$367.18
225-791-06-00	Wohlford Dr	1.000	\$367.18
225-791-07-00	3001 Wohlford Dr	1.000	\$367.18
225-791-08-00	2995 Wohlford Dr	1.000	\$367.18
225-791-09-00	2989 Wohlford Dr	1.000	\$367.18
225-791-10-00	2967 Wohlford Dr	1.000	\$367.18
225-791-11-00	2955 Wohlford Dr	1.000	\$367.18
225-791-12-00	594 Dana Ln	1.000	\$367.18
225-791-13-00	588 Dana Ln	1.000	\$367.18
225-791-14-00	574 Dana Ln	1.000	\$367.18
225-791-15-00	562 Dana Ln	1.000	\$367.18
225-791-16-00	558 Dana Ln	1.000	\$367.18
225-791-17-00	546 Dana Ln	1.000	\$367.18
225-791-18-00	542 Dana Ln	1.000	\$367.18

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 28
 Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-791-19-00	540 Dana Ln	1.000	\$367.18
225-791-20-00	536 Dana Ln	1.000	\$367.18
225-791-21-00	532 Dana Ln	1.000	\$367.18
225-791-22-00	528 Dana Ln	1.000	\$367.18
225-791-23-00	524 Dana Ln	1.000	\$367.18
225-791-24-00	510 Dana Ln	1.000	\$367.18
225-791-25-00	495 Dana Ln	1.000	\$367.18
225-791-26-00	515 Dana Ln	1.000	\$367.18
225-791-27-00	521 Dana Ln	1.000	\$367.18
225-791-28-00	551 Dana Ln	1.000	\$367.18
225-791-29-00	565 Dana Ln	1.000	\$367.18
225-791-30-00	573 Dana Ln	1.000	\$367.18
225-791-31-00	585 Dana Ln	1.000	\$367.18
225-791-32-00	591 Dana Ln	1.000	\$367.18
225-791-33-00	599 Dana Ln	1.000	\$367.18
225-791-34-00	578 Eureka Dr	1.000	\$367.18
225-791-35-00	556 Eureka Dr	1.000	\$367.18
225-791-36-00	540 Eureka Dr	1.000	\$367.18
225-791-37-00	534 Eureka Dr	1.000	\$367.18
225-791-38-00	522 Eureka Dr	1.000	\$367.18
225-791-39-00	516 Eureka Dr	1.000	\$367.18
225-791-40-00	504 Eureka Dr	1.000	\$367.18
225-791-41-00	Eureka Dr		
225-791-42-00	Eureka Dr		
225-791-43-00	Wohlford Dr		
225-791-44-00	Wohlford Dr		
225-791-45-00	*** No Situs Info **		
225-791-46-00	*** No Situs Info **		
225-800-01-00	3117 Timken Cir	1.000	\$367.18
225-800-02-00	3131 Timken Cir	1.000	\$367.18
225-800-03-00	3155 Timken Cir	1.000	\$367.18
225-800-04-00	3172 Crane Ave	1.000	\$367.18
225-800-05-00	3160 Crane Ave	1.000	\$367.18
225-800-06-00	3154 Crane Ave	1.000	\$367.18
225-800-07-00	3144 Crane Ave	1.000	\$367.18
225-800-08-00	3130 Crane Ave	1.000	\$367.18
225-800-09-00	3124 Crane Ave	1.000	\$367.18
225-800-10-00	3118 Crane Ave	1.000	\$367.18
225-800-11-00	3117 Crane Ave	1.000	\$367.18
225-800-12-00	3123 Crane Ave	1.000	\$367.18
225-800-13-00	3131 Crane Ave	1.000	\$367.18
225-800-14-00	3141 Crane Ave	1.000	\$367.18
225-800-15-00	498 Kennedy Ct	1.000	\$367.18
225-800-16-00	470 Kennedy Ct	1.000	\$367.18
225-800-17-00	448 Kennedy Ct	1.000	\$367.18
225-800-18-00	420 Kennedy Ct	1.000	\$367.18
225-800-19-00	421 Kennedy Ct	1.000	\$367.18
225-800-20-00	437 Kennedy Ct	1.000	\$367.18

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-800-21-00	451 Kennedy Ct	1.000	\$367.18
225-800-22-00	3175 Crane Ave	1.000	\$367.18
225-800-23-00	Kennedy Ct		
225-800-24-00	Timken Cir		
225-800-26-00	Beven Dr		
225-801-01-00	3173 Timken Cir	1.000	\$367.18
225-801-02-00	3181 Timken Cir	1.000	\$367.18
225-801-03-00	3195 Timken Cir	1.000	\$367.18
225-801-04-00	3198 Crane Ave	1.000	\$367.18
225-801-05-00	3194 Crane Ave	1.000	\$367.18
225-801-06-00	3188 Crane Ave	1.000	\$367.18
225-801-07-00	3182 Crane Ave	1.000	\$367.18
225-801-08-00	3181 Crane Ave	1.000	\$367.18
225-801-09-00	406 Boudinot Ct	1.000	\$367.18
225-801-10-00	420 Boudinot Ct	1.000	\$367.18
225-801-11-00	440 Boudinot Ct	1.000	\$367.18
225-801-12-00	456 Boudinot Ct	1.000	\$367.18
225-801-13-00	474 Boudinot Ct	1.000	\$367.18
225-801-14-00	488 Boudinot Ct	1.000	\$367.18
225-801-15-00	489 Boudinot Ct	1.000	\$367.18
225-801-16-00	471 Boudinot Ct	1.000	\$367.18
225-801-17-00	449 Boudinot Ct	1.000	\$367.18
225-801-18-00	425 Boudinot Ct	1.000	\$367.18
225-801-19-00	409 Boudinot Ct	1.000	\$367.18
225-801-20-00	403 Boudinot Ct	1.000	\$367.18
225-801-21-00	404 Eureka Dr	1.000	\$367.18
225-801-22-00	432 Eureka Dr	1.000	\$367.18
225-801-23-00	464 Eureka Dr	1.000	\$367.18
225-801-24-00	476 Eureka Dr	1.000	\$367.18
225-801-25-00	481 Eureka Dr	1.000	\$367.18
225-801-26-00	477 Eureka Dr	1.000	\$367.18
225-801-27-00	465 Eureka Dr	1.000	\$367.18
225-801-28-00	433 Eureka Dr	1.000	\$367.18
225-801-29-00	401 Eureka Dr	1.000	\$367.18
225-801-30-00	3211 Crane Ave	1.000	\$367.18
225-801-31-00	3225 Crane Ave	1.000	\$367.18
225-801-32-00	3237 Crane Ave	1.000	\$367.18
225-801-33-00	3245 Crane Ave	1.000	\$367.18
225-801-34-00	3257 Crane Ave	1.000	\$367.18
225-801-35-00	3271 Crane Ave	1.000	\$367.18
225-801-36-00	3285 Crane Ave	1.000	\$367.18
225-801-37-00	3293 Crane Ave	1.000	\$367.18
225-801-38-00	3297 Crane Ave	1.000	\$367.18
225-801-39-00	3294 Crane Ave	1.000	\$367.18
225-801-40-00	3288 Crane Ave	1.000	\$367.18
225-801-41-00	3276 Crane Ave	1.000	\$367.18
225-801-42-00	3262 Crane Ave	1.000	\$367.18
225-801-43-00	3242 Crane Ave	1.000	\$367.18

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-801-44-00	3228 Crane Ave	1.000	\$367.18
225-801-45-00	3202 Crane Ave	1.000	\$367.18
225-801-46-00	3201 Timken Cir	1.000	\$367.18
225-801-47-00	3235 Timken Cir	1.000	\$367.18
225-801-48-00	3257 Timken Cir	1.000	\$367.18
225-801-49-00	3273 Timken Cir	1.000	\$367.18
225-801-50-00	3285 Timken Cir	1.000	\$367.18
225-801-51-00	3291 Timken Cir	1.000	\$367.18
225-801-52-00	Eureka Dr		
225-801-53-00	Eureka Dr		
225-810-01-00	3168 Katharine Dr	1.000	\$367.18
225-810-02-00	Katharine Dr	1.000	\$367.18
225-810-03-00	3111 Katharine Dr	1.000	\$367.18
225-810-04-00	3125 Katharine Dr	1.000	\$367.18
225-810-05-00	3141 Katharine Dr	1.000	\$367.18
225-810-06-00	3153 Katharine Dr	1.000	\$367.18
225-810-07-00	Katharine Dr	1.000	\$367.18
225-810-08-00	3189 Katharine Dr	1.000	\$367.18
225-810-09-00	3197 Katharine Dr	1.000	\$367.18
225-810-10-00	3198 Beven Dr	1.000	\$367.18
225-810-11-00	3184 Beven Dr	1.000	\$367.18
225-810-12-00	3176 Beven Dr	1.000	\$367.18
225-810-13-00	3160 Beven Dr	1.000	\$367.18
225-810-14-00	3152 Beven Dr	1.000	\$367.18
225-810-15-00	3144 Beven Dr	1.000	\$367.18
225-810-16-00	3136 Beven Dr	1.000	\$367.18
225-810-17-00	3122 Beven Dr	1.000	\$367.18
225-810-18-00	3131 Beven Dr	1.000	\$367.18
225-810-19-00	3147 Beven Dr	1.000	\$367.18
225-810-20-00	3151 Beven Dr	1.000	\$367.18
225-810-21-00	3202 Beven Dr	1.000	\$367.18
225-810-22-00	3228 Beven Dr	1.000	\$367.18
225-810-23-00	3232 Beven Dr	1.000	\$367.18
225-810-24-00	3233 Katharine Dr	1.000	\$367.18
225-810-25-00	3227 Katharine Dr	1.000	\$367.18
225-810-26-00	3201 Katharine Dr	1.000	\$367.18
225-810-27-00	3248 Katharine Dr	1.000	\$367.18
225-810-28-00	3242 Katharine Dr	1.000	\$367.18
225-810-29-00	Katharine Dr		
225-810-30-00	Ambersweet Way		
225-811-01-00	3238 Beven Dr	1.000	\$367.18
225-811-02-00	3244 Beven Dr	1.000	\$367.18
225-811-03-00	3248 Beven Dr	1.000	\$367.18
225-811-04-00	3250 Beven Dr	1.000	\$367.18
225-811-05-00	3252 Beven Dr	1.000	\$367.18
225-811-06-00	3295 Katharine Dr	1.000	\$367.18
225-811-07-00	3283 Katharine Dr	1.000	\$367.18
225-811-08-00	3275 Katharine Dr	1.000	\$367.18

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-811-09-00	3267 Katharine Dr	1.000	\$367.18
225-811-10-00	3255 Katharine Dr	1.000	\$367.18
225-811-11-00	3245 Katharine Dr	1.000	\$367.18
225-811-12-00	3272 Katharine Dr	1.000	\$367.18
225-811-13-00	3268 Katharine Dr	1.000	\$367.18
225-811-14-00	3256 Katharine Dr	1.000	\$367.18
225-811-15-00	380 Coleman Ct	1.000	\$367.18
225-811-16-00	399 Coleman Ct	1.000	\$367.18
225-811-17-00	377 Coleman Ct	1.000	\$367.18
225-811-18-00	339 Coleman Ct	1.000	\$367.18
225-811-19-00	301 Coleman Ct	1.000	\$367.18
225-811-20-00	3270 Beven Dr	1.000	\$367.18
225-811-21-00	3282 Beven Dr	1.000	\$367.18
225-811-22-00	3286 Beven Dr	1.000	\$367.18
225-811-23-00	3294 Beven Dr	1.000	\$367.18
225-811-24-00	3291 Beven Dr	1.000	\$367.18
225-811-25-00	3287 Beven Dr	1.000	\$367.18
225-811-26-00	3283 Beven Dr	1.000	\$367.18
225-811-27-00	3275 Beven Dr	1.000	\$367.18
225-811-28-00	3271 Beven Dr	1.000	\$367.18
225-811-29-00	3269 Beven Dr	1.000	\$367.18
225-811-30-00	3267 Beven Dr	1.000	\$367.18
225-811-31-00	3265 Beven Dr	1.000	\$367.18
225-811-32-00	3261 Beven Dr	1.000	\$367.18
225-811-33-00	3259 Beven Dr	1.000	\$367.18
225-811-34-00	3255 Beven Dr	1.000	\$367.18
225-811-35-00	3249 Beven Dr	1.000	\$367.18
225-811-36-00	3243 Beven Dr	1.000	\$367.18
225-811-37-00	Beven Dr		
225-811-38-00	Beven Dr		
225-811-39-00	Beven Dr		
240-020-28-00	Valley Pkwy		
240-020-31-00	13961 Valle Lindo Rd		
Totals:	Parcels: 369		\$124,841.20

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 29
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
236-334-43-00	902 Rockwell Springs Ct	1	\$515.40
236-334-44-00	930 Rockwell Springs Ct	1	\$515.40
236-334-45-00	944 Rockwell Springs Ct	1	\$515.40
236-334-46-00	2031 Felicita Rd	1	\$515.40
236-334-47-00	970 Rockwell Springs Ct	1	\$515.40
236-334-48-00	979 Rockwell Springs Ct	1	\$515.40
236-334-49-00	953 Rockwell Springs Ct	1	\$515.40
236-334-50-00	939 Rockwell Springs Ct	1	\$515.40
236-334-51-00	925 Rockwell Springs Ct	1	\$515.40
236-334-52-00	907 Rockwell Springs Ct	1	\$515.40
236-334-53-00	913 Rockwell Springs Ct	1	\$515.40
236-334-54-00	2111 Felicita Rd	1	\$515.40
Totals:			\$6,184.80
	Parcels:	12	

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 32
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-800-18-00	592 Trovita Ct	1	\$239.52
231-800-19-00	586 Trovita Ct	1	\$239.52
231-800-20-00	582 Trovita Ct	1	\$239.52
231-800-21-00	572 Trovita Ct	1	\$239.52
231-800-22-00	568 Trovita Ct	1	\$239.52
231-800-23-00	564 Trovita Ct	1	\$239.52
231-800-24-00	560 Trovita Ct	1	\$239.52
231-800-25-00	558 Trovita Ct	1	\$239.52
231-800-26-00	554 Trovita Ct	1	\$239.52
231-800-27-00	542 Trovita Ct	1	\$239.52
231-800-28-00	538 Trovita Ct	1	\$239.52
231-800-29-00	532 Trovita Ct	1	\$239.52
231-800-30-00	535 Trovita Ct	1	\$239.52
231-800-31-00	547 Trovita Ct	1	\$239.52
231-800-32-00	553 Trovita Ct	1	\$239.52
231-800-33-00	559 Trovita Ct	1	\$239.52
231-800-34-00	563 Trovita Ct	1	\$239.52
231-800-35-00	567 Trovita Ct	1	\$239.52
231-800-36-00	571 Trovita Ct	1	\$239.52
231-800-37-00	575 Trovita Ct	1	\$239.52
231-800-38-00	581 Trovita Ct	1	\$239.52
231-800-39-00	589 Trovita Ct	1	\$239.52
Totals:	Parcels: 22		\$5,269.44

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 33
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-123-38-00	2006 Drew Rd	1	\$896.32
227-123-39-00	2002 Drew Rd	1	\$896.32
227-123-40-00	1984 Drew Rd	1	\$896.32
227-123-41-00	1976 Drew Rd	1	\$896.32
227-123-42-00	1968 Drew Rd	1	\$896.32
227-123-43-00	1964 Drew Rd	1	\$896.32
227-123-44-00	1961 Drew Rd	1	\$896.32
227-123-45-00	1969 Drew Rd	1	\$896.32
227-123-46-00	1975 Drew Rd	1	\$896.32
227-123-47-00	1983 Drew Rd	1	\$896.32
227-123-48-00	2003 Drew Rd	1	\$896.32
Totals:	Parcels: 11		\$9,859.52

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 34
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
234-180-61-00	1431 Purdum Ln	1	\$1,245.60
234-180-62-00	691 Center Stage Gln	1	\$1,245.60
234-180-63-00	671 Center Stage Gln	1	\$1,245.60
234-180-64-00	651 Center Stage Gln	1	\$1,245.60
234-180-65-00	1405 Purdum Ln	1	\$1,245.60
Totals:		Parcels: 5	\$6,228.00

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 35
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-492-35-00	2053 Amir Pl	1	\$1,067.22
238-492-36-00	2075 Hamilton Pl	1	\$1,067.22
238-492-37-00	2097 Hamilton Pl	1	\$1,067.22
238-492-38-00	2092 Hamilton Pl	1	\$1,067.22
238-492-39-00	2072 Hamilton Pl	1	\$1,067.22
238-492-40-00	2054 Hamilton Pl	1	\$1,067.22
Totals:	Parcels: 6		\$6,403.32

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 37
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
229-071-34-00	Emilia Pl	1	\$661.76
229-071-35-00	Emilia Pl	1	\$661.76
229-071-36-00	Emilia Pl	1	\$661.76
229-071-37-00	Emilia Pl	1	\$661.76
229-071-38-00	Emilia Pl	1	\$661.76
Totals:		Parcels: 5	\$3,308.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 38
Assessment Levy for Fiscal Year 2019/20

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-840-01-00	2354 Campbell PI	1	\$722.14
231-840-02-00	2348 Campbell PI	1	\$722.14
231-840-03-00	2345 Campbell PI	1	\$722.14
231-840-04-00	2351 Campbell PI	1	\$722.14
231-840-05-00	2359 Campbell PI	1	\$722.14
231-840-06-00	2367 Campbell PI	1	\$722.14
231-840-07-00	2375 Campbell PI	1	\$722.14
Totals:	Parcels: 7		\$5,054.98

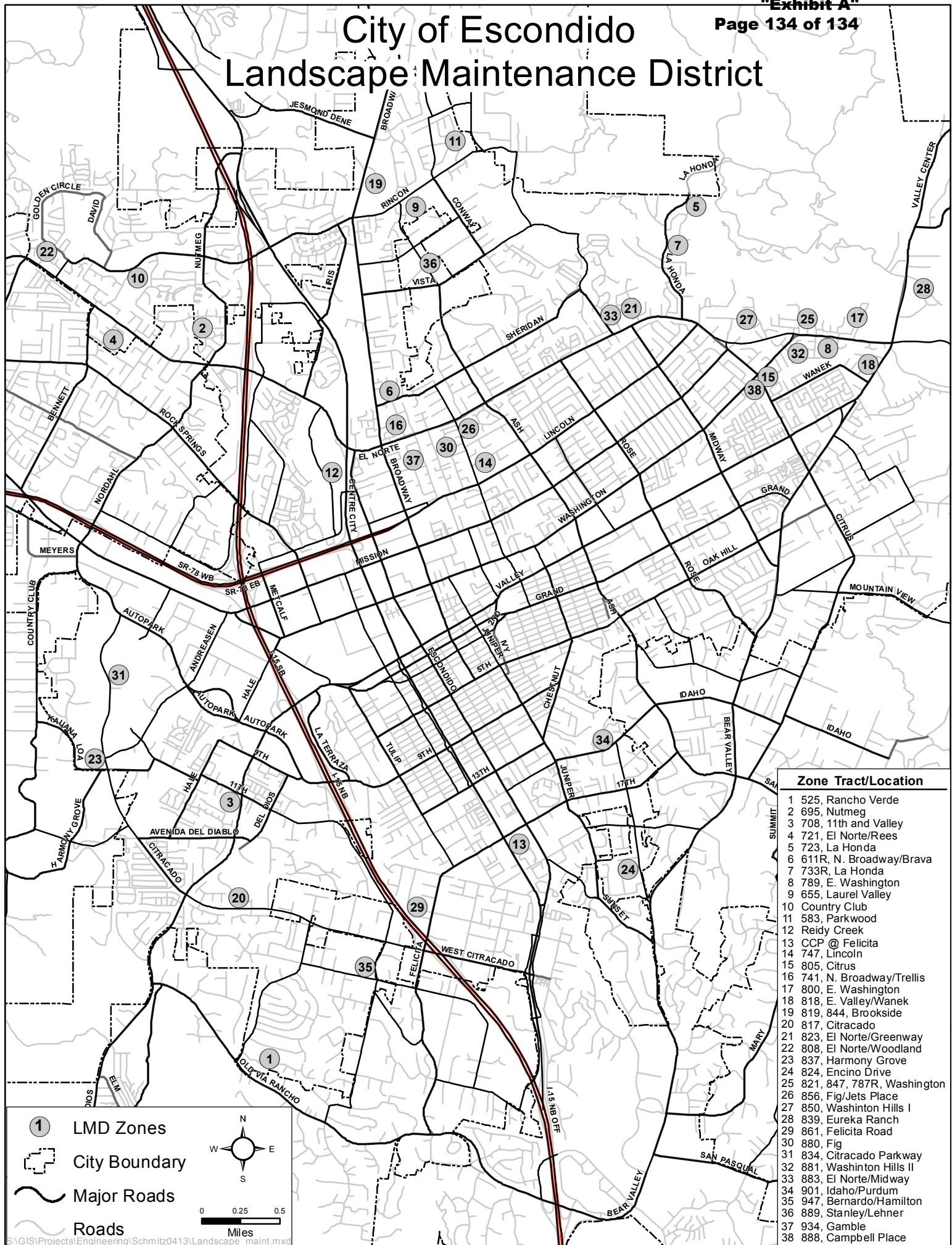
CITY OF ESCONDIDO
LANDSCAPE AND MAINTENANCE ASSESSMENT DISTRICT

APPENDIX III

DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT BOUNDARIES

(An overall map of the District Zones follows. A detailed map of the parcels or lots contained in each Zone is on file with the City Clerk and with the Engineering Department.)

City of Escondido Landscape Maintenance District



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

LMD Zones
 City Boundary
 Major Roads
 Roads

N
 W — O — E
 S

0 0.25 0.5
 Miles

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CITY COUNCIL STAFF REPORT

Consent Item No. 12

March 20, 2019

File No.0600-95

SUBJECT: Notice of Completion for the Vista Verde Reservoir Replacement Project – Phase II

DEPARTMENT: Utilities Department, Construction and Engineering Division

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2019-45, authorizing the Director of Utilities to file a Notice of Completion for the Vista Verde Reservoir Replacement Project – Phase II.

FISCAL ANALYSIS:

The project was completed for \$9,840,677.71. This amount exceeded the originally approved contract amount by four percent (4%), which is within the ten percent (10%) contingency permitted for construction projects.

PREVIOUS ACTION:

On January 13, 2016, the City Council adopted Resolution No. 2016-03, authorizing the Mayor and City Clerk to execute a Public Improvement Agreement with Pacific Hydrotech Corporation, the lowest responsible bidder, in the amount of \$9,396,344 for construction of the Vista Verde Reservoir Replacement Project – Phase II. The City Council also approved a budget adjustment, in the amount of \$2,866,700, to fund Capital Improvement Project No. 701201.

BACKGROUND:

It is important to note that in this context the reservoir is a tank, not an open body of water. The Vista Verde Reservoir Replacement Project was divided into two phases. Phase I, which was completed in March 2015, constructed a temporary, 132,000 gallon bolted steel tank to work in tandem with the original 750,000-gallon steel tank to serve the Vista Verde Pressure Zone. The original tank was aging, deteriorated and in urgent need of replacement to avoid potential interruptions in service and water quality problems. Phase II, which is under consideration here, constructed two one-million-gallon, partially-buried, pre-stressed concrete tanks; a valve structure; an access driveway; and associated piping. Dual tanks greatly improve system reliability in the Vista Verde Pressure Zone, protects water quality, and allows for taking one tank out of service for routine maintenance. Phase II also completed the demolition of the 750,000-gallon steel tank and salvaged the temporary bolted steel tank. The new, pre-stressed concrete tanks are now in service.

NOC for the Vista Verde Reservoir Replacement Project – Phase II
March 20, 2019
Page 2

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Christopher W. McKinney, Director of Utilities
3/13/2019 9:40 a.m.

ATTACHMENTS:

1. Resolution No. 2019-45

RESOLUTION NO. 2019-45

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AUTHORIZING THE DIRECTOR OF
UTILITIES TO FILE A NOTICE OF
COMPLETION FOR THE VISTA VERDE
RESERVOIR REPLACEMENT PROJECT–
PHASE II

WHEREAS, on January 13, 2016, the City Council adopted Resolution No 2016-03, authorizing execution of the Public Improvement Agreement for the construction of the Vista Verde Reservoir Replacement Project–Phase II (the “Project”) in the amount of \$9,396,344; and

WHEREAS, on January 13, 2016, the City Council approved a budget adjustment in the amount of \$2,866,700 to the Capital Improvement Project (“CIP”) No. 701201; and

WHEREAS, the construction for the Vista Verde Reservoir Replacement Project–Phase II was completed by Pacific Hydrotech Corporation; and

WHEREAS, the City of Escondido staff and the Director of Utilities deems the filing of the Notice of Completion to be valid and recommends approval; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the filing of the Notice of Completion.

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

1. That the above recitations are true.
2. That the City Council accepts the recommendation of the Director of Utilities.

3. That the City Council hereby approves the request to file a Notice of Completion for the Vista Verde Reservoir Replacement Project–Phase II.



CITY COUNCIL STAFF REPORT

Consent Item No. 13

March 20, 2019

File No. 0600-10, A-3290

SUBJECT: Agreement for the Provision of Homeless Case Management Services

DEPARTMENT: City Manager's Office

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2019-46 authorizing an agreement with Interfaith Community Services to add a social worker to provide homeless case management services to the team addressing homelessness in Escondido.

FISCAL ANALYSIS:

The City of Escondido is applying for Homeless Emergency Aid Program (HEAP) funds from the San Diego Regional Taskforce for the Homeless (RTFH) in order to fund a social worker to work with our Quality of Life Team. The grant application requires that the City's procurement of services occurs pre-award. The contract with Interfaith Community Services is contingent upon grant award.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Public Safety.

PREVIOUS ACTION:

On October 10, 2018, the City Council adopted Resolution No. 2018-153 setting the stage to apply for HEAP funds.

BACKGROUND:

The City of Escondido homeless strategy was revised in 2018 with the creation of the *Quality of Life Team*. This group included representatives from the City Manager's office, Police department, City Attorney, Park Rangers, Code Enforcement, Public Works, and Housing and Neighborhood Services. The *Quality of Life Team* has redesigned our homeless strategy, and has implemented a variety of successful techniques and tactics to manage and reduce homelessness in Escondido. As a part of this strategy, a strong working relationship with several social service providers has been forged.

The Quality of Life Team is also committed to a constant search for additional funding to further our mission. The State of California has recognized the need for funding at the local level to combat homelessness and has provided a \$500 million block grant to cities, counties and Continuums of Care (CoCs) to address homelessness through the Homeless Emergency Aid Program (HEAP). Approximately \$18.8 million was made available to the RTFH, the local CoC.

On January 31, 2019, RTFH released a Request for Project Proposals seeking proposals from agencies interested in providing critical services that will support movement toward access to housing for people experiencing homelessness. Due to Resolution 2018-153, Escondido is eligible to participate. Approximately \$8 million is available through the current Request for Proposal for the first year, and awards may be renewed for a second year. RTFH priorities include: prevention, diversion, rental assistance, client financial assistance, new day shelters/drop-in centers with case management, new shelter beds, and enhanced and expanded street outreach.

Many unsheltered individuals have high barriers to housing and need additional outreach and case management in order to access available assistance. A social worker, teamed with the Community Oriented Policing and Problem Solving (COPPS) Unit, specifically for the purpose of case management and assisting in obtaining services for our homeless residents is a welcomed asset.

On February 6, 2019, Housing and Neighborhood Services released a Request for Proposal to partner with a local service provider to provide additional homeless case management services to homeless residents in Escondido, and Interfaith Community Services responded to the RFP. Their proposal provides a new Interfaith full-time licensed clinical social worker to work under the direction of the COPPS unit, dedicated Interfaith staff support, flexible funds for client needs, the equipment necessary for establishing a mobile office, and office supplies for \$185,328 for the first year (\$175,367.50 in the second year). Interfaith will also be responsible for RTFH data management requirements under the grant. An Interfaith social worker will be uniquely positioned to leverage existing Interfaith programs and relationships to support unsheltered homeless individuals in Escondido.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

William Wolfe, Deputy City Manager
3/13/2019 11:20 a.m.

ATTACHMENTS:

1. Resolution No. 2019-46
2. Resolution No. 2019-46 Exhibit A: Consulting Agreement with Interfaith Community Services

RESOLUTION NO. 2019-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN CONSULTING AGREEMENT WITH INTERFAITH COMMUNITY SERVICES FOR THE PROVISION OF A HOMELESS CASE MANAGER IN FORMS ACCEPTABLE TO THE CITY ATTORNEY

WHEREAS, California's Governor Edmund G. Brown, Jr. and the members of the California Legislature have recognized the urgent and immediate need for funding at the local level to combat homelessness; and

WHEREAS, the Governor and Legislature have provided funding to local governments under the Homeless Emergency Aid Program ("HEAP") as part of SB 850 and the 2018-19 Budget Act (Chapter 48, Statutes of 2018); and

WHEREAS, the Regional Taskforce for the Homeless released a Request for Project Proposals on January 31, 2019, seeking applications from agencies interested in providing critical services to, support movement toward, and access to housing for people experiencing homelessness; and

WHEREAS, the City of Escondido ("City") desires at this time, and deems it to be in the best public interest, to apply for HEAP funds from the San Diego Regional Taskforce for the Homeless (RTFH) in order to fund a Social Worker to work with the Escondido Police Department and Housing and Neighborhood Services Division; and

WHEREAS, the City released a Request for Proposals for the provision of a Social Worker to provide homeless case management services on February 6, 2019, to which Interfaith Community Services submitted a proposal.

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 an approved agreement between the City and Interfaith Community Services is necessary for the application for funds from RTFH.
3. That the Mayor and City Clerk are hereby authorized to execute, in a form approved by the City Attorney, a Consulting Agreement (Agreement) between the City and Interfaith Community Services, for the purpose of providing a licensed clinical social worker to provide homeless case management services in Escondido. This Agreement is contingent on the City's award of HEAP funds from the RTFH. A copy of the Agreement is attached to this Resolution as Exhibit "A" and is incorporated by this reference.



CITY OF ESCONDIDO
CONSULTING AGREEMENT

This Agreement is made this 21st day of March, 2019.

Between: CITY OF ESCONDIDO
a Municipal Corporation
201 N. Broadway
Escondido, California 92025
Attn: Karen Youel
760-839-4518
("CITY")

And: Interfaith Community Services
550 West Washington Avenue
Escondido, CA 92025
Attn: Greg Anglea
760-489-6380 x230
("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 homeless case management services to homeless residents in Escondido to further enhance the work of the existing Community Oriented Policing and Problem Solving (COPPS) unit and provide services to homeless residents in Escondido; 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 \$185,328. 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. Reserved.
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: _____

Zack Beck
City Clerk

Date: _____

Interfaith Community Services

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"

Statement of Services

Interfaith Community Services, Inc. – Homeless Case Management Services

A. General.

The City of Escondido ("City") is contracting with Interfaith Community Services, Inc. ("Contractor") to provide homeless case management services to homeless residents in Escondido to further enhance the work of the existing Community Oriented Policing and Problem Solving (COPPS) unit and provide services to homeless residents in Escondido.

This Agreement is **contingent** on the City's award of Homeless Emergency Aid Program (HEAP) funds from the San Diego Regional Taskforce for the Homeless (RTFH).

B. Location.

Services provided by Contractor will be performed at various locations throughout Escondido.

C. Homeless Case Management Services.

Contractor shall recruit, hire and train a Homeless Outreach Case Manager ("Manager") to oversee the homeless case management services. The Manager shall be a social worker, with minimum qualifications to include:

- Bachelor's degree in Social Work, Psychology or other behavioral health disciplines;
- Master's degree in Social Work
- An active State of California license in social work;
- Three (3) years' experience providing case management services; and
- Bilingual (English/Spanish) preferred.

The Manager must be able to pass an Escondido Police Department background check.

The Manager shall work forty (40) hours per week, Monday through Friday, eight (8) hours per day, (from 6-7:00 a.m. until 4-5 p.m.) with flexibility to work occasional nights and weekends as needed.

The Manager shall provide direct services to homeless clients and recently housed individuals and families, which include: intake, assessment, and case management, as well as client advocacy (resources and referrals) with the goal of supporting client self-sufficiency.

The Manager shall work in collaboration with the City's COPPS unit to further enhance the work of the existing COPPS unit and provide comprehensive services to homeless residents in the City.

The Manager's responsibilities shall include, but are not limited to, the following:

- Complete a comprehensive case management assessment for each homeless client by developing a detailed case plan that includes identifying barriers to housing. The plan shall include a timeline and measures for each goal and shall be updated to monitor progress towards goals as the client's needs change at least every 90 days or as changes occur in client's progress;
- Participate in the County-side Coordinated Entry System (CES);
- Enter client level data through the Homeless Management Information System (HMIS), Clarity, as well as service provider's additional client assessment and tracking tools;
- Link homeless clients to housing, medical, mental health, addiction and recovery services, food, clothing, transportation, employment, Social Security/Social Security Disability, and financial services based on the client's individual plan;
- Assist homeless clients to enroll in mainstream benefits and obtain identification (e.g. California Driver's License, California Identification Card and/or Social Security card);
- Assist homeless clients to identify housing options based on the individualized plan, and work to obtain and maintain permanent housing with the client for a period of up to nine months after housing placement based;
- Maintain regular communication, both written and verbal, with the COPPS Lieutenant and Housing & Neighborhood Services Manager and attend regular scheduled case management meetings to review the Manager's caseload;
- Work collaboratively with the COPPS unit, Quality of Life team members, other service providers, and community parties to identify homeless individuals in need of case management services;
- Work with the COPPS unit and Housing & Neighborhood Services Manager to maximize partnerships with service providers, community organizations and individuals to cultivate resources and stay connected to the changing needs of the community;
- Maintain accurate and thorough documentation of client meetings and interactions in a timely manner, including conversations and progress towards goals;
- Maintain data on each program participant and program milestones, and provide required reports along with the monthly invoice;

- Identify gaps in homeless services and assistance needs in Escondido, and develop recommendations for community and program improvements in support of the City's Strategic Plan Regarding Homelessness in Escondido;
- Participate in community meetings in support of the Homeless Response Plan or case management duties;
- Collaborate with the COPPS unit, the Housing and Neighborhood Services Manager, city departments and staff, other government agencies, and Escondido faith centers, service clubs, businesses, nonprofit organizations, and community members.

Contractor shall furnish all general office supplies, printing costs and postage associated with normal office and service operations related to case management duties.

D. Limitations.

This Agreement is contingent on the City's award of HEAP funds from the San Diego RTFH. Should the City not be awarded the HEAP funds, this Agreement will be considered null and void and City will bear no responsibility for any liabilities Contractor has incurred in anticipation of this Agreement.

The Manager is an employee of the Contractor and no agency or employment relationship with the City is created by the execution of this Agreement.

E. Term.

The term of this Agreement shall be from June 1, 2019 to June 30, 2020 with an option to renew for a second year at the City's discretion.

F. Payment Terms and Schedule

The total contract price shall not exceed \$185,328.00. Payment will be made in 12 monthly payments of \$15,444 after the services have been performed, all requisite program participant and milestone report documents are submitted, and within 30 days of receipt of invoice for those services.

CITY COUNCIL STAFF REPORT

Public Hearing Item No. 14

March 20, 2019

File No. 0800-10

SUBJECT: Master and Precise Development Plan and Grading Exemption for Grand Avenue Apartments, 1316 East Grand Avenue (PHG 17-0019)

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

It is requested that the City Council conduct a public hearing on the Grand Avenue Apartments project proposal, which includes a 15-unit apartment building on approximately 0.51 acre of property located on the north side of East Grand Avenue, between East Ohio Avenue and Harding Street; and take action on the recommendations of City staff and the Planning Commission, which recommends that the City Council:

1. Introduce Ordinance No. 2019-02, for a Master and Precise Development Plan for an apartment building containing 15 residential units and associated off-street parking, as well as a Notice of Exemption per the California Environmental Quality Act (CEQA).
2. Adopt Resolution No. 2019-37, for a Grading Exemption for a fill slope over ten (10) feet in height within 50 feet of property lines, and an associated retaining wall up to 22.5 feet in height.

PROJECT DESCRIPTION:

The proposed project would construct a new apartment building, approximately 18,678 square feet in total size. The building would contain 15 units across three (3) floors. Units would contain one (1) to three (3) bedrooms, and range in size from 700 square feet to 1,150 square feet. All units would be entered via walkways along the west and south side of the building, accessible from staircases at the northwest and southeast corners of the building. Elevator access would also be provided at the northwest corner of the building. A basement storage room would be located at the northwest corner of the building, and would contain individual storage lockers for the units, as well as a bicycle rack. Additional amenities for residents would include private balconies on the north side of the building and a stackable washer/dryer in each unit. Exterior building finishes would consist of stucco, wood paneling, and concrete masonry block, in a range of neutral tones. Apartment and elevator doors would be painted green for decorative contrast.

The proposed project would include an off-street parking lot on the north side of the apartment building. The lot would contain 26 parking spaces, including 24 standard spaces and two (2) ADA (American Disabilities Act)-compliant spaces. Fifteen of these spaces (i.e., one per residential unit) would be covered, and the remaining 11 would be uncovered. Since the parking lot dead-ends at the west side of the property and through access is unavailable, the parking lot would include one 17'-wide space at the northeast corner, to serve as a turnaround area for large vehicles (such as delivery or moving trucks) or parking for emergency vehicles. A condition of approval has been proposed to

require this space to be striped or otherwise marked to prohibit permanent parking by residents or guests.

The project site is located on a slope, with the highest area near the southwest corner of the site and the lowest area near the northeast corner. To transform the site into a buildable pad, grading in the amount of approximately 232 cubic yards of cut and 5,067 cubic yards of fill would be necessary. Approximately 4,835 cubic yards of fill would be imported to the site.

Two (2) retaining walls have been incorporated into the project design. The first is an earthen retaining wall along the east and north property lines and a portion of the west property line (maximum height of 22.5 feet), associated with a grading fill. The fill material to be retained behind this wall would be reinforced with geogrid mesh (to be placed under the parking lot and behind the wall and therefore fully concealed) for additional stability. This wall would incorporate planter blocks along its face, to be planted with creeping fig vines or similar, to soften its appearance for viewers to the north, east, and west. Additional vines (purple vine lilac or similar) would be planted at the base of the wall and trained to climb the wall for enhanced concealment. A traffic-rated guardrail at the top of the wall would prevent vehicles from driving off the edge of the parking lot, and an additional post and rail fence (to the outside of the guardrail) would also be installed at the top of the wall for pedestrian safety.

The proposal also includes the adoption of the environmental determination prepared for the project.

FISCAL ANALYSIS:

The proposed Project is a private development project that will require the payment of fees in effect at the time permits are requested.

PLANNING COMMISSION RECOMMENDATION:

On February 12, 2019, the Planning Commission voted 6-0 (Commissioner Watson absent) to recommend that the City Council approve the Project based upon the findings and conditions of approval.

Written and oral testimony was provided to the Planning Commission at their meeting on February 12, 2019. One member of the public, a resident of the single-family home at 1314 East Grand (the property to the immediate west of the project site), spoke at the hearing. This speaker expressed concern with potential impacts to street parking, traffic safety, obstruction of mountain views from his residence, and property values, and suggested that a park or other open space would be a more appropriate use for the project site. The project's engineer, architect, and developer were also present to speak about the project and answer questions from the Commission. During their discussion of the project, several Commissioners noted that they shared the neighbor's concerns about street parking. Commissioner Spann was also concerned about traffic on Grand Avenue, particularly the tendency for some westbound motorists to attempt illegal U-turns around the existing median. However, the Commission liked the design of the project and recognized that development

of the site was inevitable. The Planning Commission staff report and draft Planning Commission meeting minutes are provided as Attachments A and B, respectively.

BACKGROUND:

The project site consists of one 0.51-acre lot (APN 230-230-14), addressed as 1316 East Grand Avenue. Both 1314 and 1316 East Grand were originally intended to be part of the Walmart development at 1330 East Grand, first approved under 2003-18-CUP/GE (a Conditional Use Permit for outdoor retail display associated with the store, plus a Grading Exemption). The original design for 2003-18-CUP/GE would have placed Walmart close to the intersection of Harding Street and Grand Avenue, with the bulk of its parking on the north side of the store, and a smaller parking lot on the west side. This design would have required significant grading cuts into 1314 and 1316 East Grand, to lower their elevations and incorporate them into Walmart's building pads. The outdoor retail display component of Walmart was later eliminated from the project, and the Conditional Use Permit and Grading Exemption were replaced with a Plot Plan (ADM 09-0062), which moved the store to the north side of its property and shifted parking to the south, adjacent to Grand Avenue. This new design eliminated any grading at 1314 and 1316 East Grand, and the single-family residence at 1314 remained in place, while 1316 remained undeveloped.

ANALYSIS:

General Plan

The General Plan land use designation for the subject property is General Commercial. The site also is located within the East Valley Parkway Target Area of the General Plan, and is covered under the East Valley Parkway Area Plan. The East Valley Parkway Area Plan allows multi-family residential projects on CG-zoned properties with approval of a Planned Development, when they are part of a mixed-use project. Furthermore, the entire western half of the East Valley Parkway Target Area falls within a Mixed-Use Overlay District, as depicted in Figure II-27 of the General Plan. As described in Figure II-6 of the General Plan, this overlay allows for "mixed-use developments with combined exclusively residential and non-residential buildings", provided that the density of the residential component is at least 30 units/acre and no more than 80 units/acre. Because the property to the direct east of the project site is occupied by a retail store (Walmart), the project proposes to combine the new apartment building with this existing commercial use into one horizontal mixed-use project.

The density of this residential project would be 29.4 units/acre (15 units on a 0.51-acre parcel). While this falls just under the minimum required density of 30 units/acre, the addition of units to the project would further hinder its ability to provide sufficient parking and open space for the use. Furthermore, upsizing the project to meet minimum density requirements would frustrate compliance with other General Plan policies and ultimately inhibit the development of the subject site with residential uses. As to the East Valley Parkway Target Area diagram, density and acreage considerations are envisioned throughout the balance of the Target Area, rather than meant as a rigid development mandate. The diagram provides a basic model or pattern to guide future development. The project is consistent with the General Plan because it provides for a mix of uses in the neighborhood and

accommodates the orderly development of new housing, satisfying a number of economic and housing accommodation policies.

General Plan Land Use and Community Form Policies 7.1 through 7.4 provide guidance for Mixed Use Overlay Zones. As directed by these policies, the proposed project would introduce a new housing opportunity to an environment with pedestrian access to retail, office, and service uses, giving residents the opportunity to conduct routine errands within their own neighborhood. Bus lines exist along Grand Avenue, providing connectivity to downtown and the Escondido Transit Center. All utilities required by the project currently exist at the site or can be installed, as shown on the site plan provided by the applicant. The project would incorporate an attractive and modern architectural design, with a neutral color palette to coordinate with the surrounding area.

While this project would occur on a site with General Commercial zoning, its design and density would be similar to multi-family projects allowed within the R-5 zone (the Very High Multiple Residential zone, which also allows densities up to 30 units/acre). Therefore, the following discussion uses R-5 development standards as a basis of comparison when describing the project's proposed standards.

Parking

Per the City of Escondido Zoning Code and the East Valley Parkway Area Plan, parking requirements for multi-family developments generally are based on the bedroom count of the units within. Each one-bedroom unit requires 1.5 spaces, each two-bedroom unit requires 1.75 spaces, and each three-bedroom unit requires two (2) spaces. Additionally, guest parking is required in the amount of one (1) space per four (4) units or fraction thereof.

These ratios indicate that the proposed project should be responsible for 26 spaces for residents plus four (4) parking spaces for guests, for a total of 30 spaces. Due to constraints on the size and topography of the project site, the proposed Planned Development would provide only the 26 spaces needed for residents, and no guest parking. Justification for this request is based on the provision of a bicycle rack within the building's storage room, limited street parking on a portion of Grand Avenue as well as Ohio Avenue, bus service on Grand Avenue, and walkability to commercial areas to the north and east. A condition of approval has been proposed to ensure that future and prospective residents receive notification about on-site parking management, monitoring, and enforcement. A similar condition of approval had been implemented for the City Plaza project (Planning Case No. 2007-11-PD/SP/DA, modified by PHG 07-0026), and the City has not received any substantial complaints about the adequacy or supply of on-site parking.

Open Space

Developments in the R-5 zone are required to provide 200 square feet of usable open space for each unit, plus an additional 200 square feet per unit for each bedroom over one in said unit. Usable open space is defined in Zoning Code Section 33-108 as any open area designed and intended to be used for outdoor living, landscaping, and or recreation, which does not exceed a grade of ten (10) percent,

and has a minimum dimension of at least ten (10) feet (to include landscaping, walks, recreational facilities, decorative objects such as artwork and fountains, and balconies meeting minimum dimensions). If the proposed project were located in the R-5 zone, it would be required to provide 6,000 square feet of open space. The small size of the project site constrains its ability to meet this open space standard while still conforming to density and parking standards, and the project proposes 2,306 square feet of usable open space.

Grading and Retaining Walls

The project site is located on a slope, with the highest area near the southwest corner of the site and the lowest area near the northeast corner of the site. To create a level building pad, grading in the amount of approximately 232 cubic yards of cut and 5,067 cubic yards of fill would be necessary. Approximately 4,835 cubic yards of fill would be imported to the site.

Two (2) retaining walls have been incorporated into the project design. The first is an earthen retaining wall along the east and north property lines and a portion of the west property line (maximum height of 22.5 feet), associated with a grading fill. The fill material to be retained behind this wall would be reinforced with geogrid mesh (to be placed under the parking lot and behind the wall and therefore fully concealed) for additional stability. This wall would incorporate planter blocks along its face, to be planted with creeping fig vines or similar, to soften its appearance for viewers to the north, east, and west. Additional vines (purple vine lilac or similar) would be planted at the base of the wall and trained to climb the wall for enhanced concealment. A traffic-rated guardrail at the top of the wall would prevent vehicles from driving off the edge of the parking lot, and an additional post and rail fence (to the outside of the guardrail) would also be installed at the top of the wall for pedestrian safety. The second retaining wall proposed for the site is a CMU retaining wall at the base of the apartment building's west and south elevations (maximum height of 11.5 feet). This wall is associated with a grading cut at this corner of the property.

The City's Grading Ordinance requires approval of a Grading Exemption for any fill slope over ten (10) feet in height within fifty (50) feet of a property line. The fill to be retained by the earthen retaining wall along the east, north, and west property lines falls into this category, and therefore is subject to Grading Exemption approval.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15332, "In-Fill Development Projects." CEQA provides an exemption for in-fill projects meeting the following criteria:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value as habitat for endangered, rare, or threatened species;

- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

The project is consistent with the General Plan and Zoning Code as described in this staff report. Additionally, the project site exists within city limits, does not exceed five acres, and is substantially surrounded by urban uses; has no value as wildlife habitat; and can be served by all required utilities and public services (as shown on the project site plan and/or conditioned). In staff's opinion, the proposed project would not have a significant impact to the environment. All project related issues remain resolved through compliance with code requirements, project design, and the recommended conditions of approval.

PUBLIC INPUT:

On January 28, 2019, a notice was mailed to all property owners within a 500-foot radius of the project site, to inform them of the Planning Commission hearing of February 12, 2019. As described earlier in this report, one (1) neighbor within this notification area spoke at the Planning Commission hearing. Similar notices were also mailed to the same property owners on March 4, 2019, in advance of the City Council hearing of March 20, 2019.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martin, Director of Community Development
3/13/2019 10:51 a.m.

Ann Dolmage, Associate Planner
3/13/2019 11:12 a.m.

ATTACHMENTS:

1. Attachment A – Planning Commission staff report (February 12, 2019)
2. Attachment B – Draft Planning Commission Minutes (February 12, 2019)
3. Resolution No. 2019-37
4. Resolution No. 2019-37 – Exhibit A
5. Ordinance No. 2019-02
6. Ordinance No. 2019-02 – Exhibits A, B, C, D, and E

ATTACHMENT “A”

PLANNING COMMISSION STAFF REPORT PHG 17-0019

Due to the number of pages of Attachment A, the following link has been provided to review the document electronically on the City’s web site:

<https://www.escondido.org/Data/Sites/1/media/agendas/PC/2019/02.12.19PCAgendaPacket.pdf>

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours. To obtain a copy, please contact the City Clerk at (760) 839-4617 or Planning Division at (760) 839-4671.

**ATTACHMENT "B"
PHG 17-0019**

Nicholas Houch, spoke in opposition and raised concerns about the noise levels.

Pam Stahl, spoke in opposition due to noise levels.

Diane MacPherson, spoke in opposition due to noise levels.

Jennifer Volper, spoke in opposition and raised concerns about unsafe walking conditions for pedestrians.

COMMISSIONER DISCUSSION AND QUESTIONS.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Cohen to approve staff's recommendation. Ayes: Cohen, McNair, Spann and Weiler. Noes: Garcia and Romo. Absent: Watson (4-2-0)

1. MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – PHG 17-0019:

REQUEST: A Master and Precise Development Plan for a 15-unit rental apartment building, as well as a Grading Exemption for a fill slope and retaining wall exceeding 10' within 50' of the northerly and easterly property lines. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 0.51-acre project site is located on the north side of East Grand Avenue, and is addressed as 1316 East Grand Avenue (APN 230-230-1400). The closest cross street is East Ohio Avenue, located approximately 260 feet to the west of the project site.

ENVIRONMENTAL STATUS: The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15332, "Infill Development Projects".

STAFF RECOMMENDATION: Approval.

PUBLIC SPEAKERS:

Mark Baker, Architect was available to answer questions about the project and requested flexibility on conditions #9 new streetlights and #16 chain link fence)

Michael LaCaze, Property Owner spoke in favor of the project

ATTACHMENT "B"
PHG 17-0019

Gary Wynn, spoke in favor of the project.

Glen Widdop, spoke in opposition and raised concerns regarding property values decreasing, increased street parking issues, blockage of views, traffic and pedestrian safety.

COMMISSIONER DISCUSSION AND QUESTIONS.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner McNair to approve staff's recommendation. Motion carried unanimously. (Commissioner Watson was absent)

2. ZONING CODE AMENDMENT – AZ 19-0001:

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also contemplated new guidelines for wireless communications facilities in the public right-of-way which will be brought forth at a future date, as well as the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

PUBLIC SPEAKERS: None.

COMMISSIONER DISCUSSION AND QUESTIONS.

COMMISSION ACTION:

Moved by Commissioner McNair, seconded by Commissioner Cohen to approve staff's recommendation. Motion carried unanimously. (Commissioner Watson was absent)

RESOLUTION NO. 2019-37

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A GRADING EXEMPTION TO
SUPPORT THE GRAND AVENUE
APARTMENTS PROJECT PROPOSAL

CASE NO. PHG 17-0019

WHEREAS, Nathan Houck of Sillman Wright Architects (“Applicant”) submitted a land use development application for a 15-unit apartment building located at 1316 East Grand Avenue, on the north side of Grand Avenue, near East Ohio Avenue. The Project site is legally described in Exhibit “D”, attached to Ordinance No. 2019-02 and incorporated herein by this reference as though fully set forth; and

WHEREAS, said verified application was submitted to, and processed by, the Planning Division of the Community Development Department as Planning Case No. PHG 17-0019 in accordance with the rules and regulations of the Escondido Municipal and Zoning Codes, and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code Section 65920 et seq.) and CEQA (Public Resources Code Section 21000 et seq.); and

WHEREAS, the Planning Division of the Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for February 12, 2019, at which interested persons were given the opportunity to appear and present their views with respect to said proposed Project actions. Following the public hearing on February 12, 2019, the Planning Commission adopted Resolution No. 2019-03, which recommended that the City Council, among other things, approve the Grading Exemption; and

WHEREAS, an original copy of the proposed Grading Exemption and all other related Project materials are on file in the Office of the City Clerk, with a copy of each document submitted to the City Council for its consideration. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act; and

WHEREAS, the City Council did on March 20, 2019, hold a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

a) Written information including all application materials and other written and graphical information posted on the project website.

b) Oral testimony from City staff, interested parties, and the public.

c) The City Council staff report, dated March 20, 2019, which along with its attachments, is incorporated herein by this reference as though fully set forth herein, including the Planning Commission's recommendation on the request.

d) Additional information submitted during the public hearing; and

WHEREAS, the City Council has reviewed the request for the Grading Exemption, and reviewed and considered the recommendation from the Planning Commission; and

WHEREAS, pursuant to the California Environmental Quality Act, a Notice of Exemption relative to the Project has been prepared, and is attached as "Exhibit C" to

Ordinance No. 2019-02, incorporated herein by this reference as though fully set forth, and will be filed with the County Clerk; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to Section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City of Escondido; and

WHEREAS, on March 20, 2019, the City Council introduced Ordinance No. 2019-02 and intends to approve a Master and Precise Development Plan to enable potential adoption of the proposed Grading Exemption; and

WHEREAS, this City Council hereby approves said Grading Exemption as reflected in the staff report(s), and on plans and documents on file in the Office of the City Clerk.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Escondido, in its independent judgment and after fully considering the totality of the record and evidence described and referenced in this Resolution hereby declares that:

1. That the foregoing recitations are true and correct and are incorporated herein by this reference as though set forth in full.

2. That the Findings of Fact, attached as Exhibit "A" and incorporated herein by this reference as though fully set forth herein, are hereby made by this City Council, and represent the City Council's careful consideration of the record. The findings of this City Council on Exhibit "A" shall be the final and determinative Findings of Fact on this matter.

3. That upon consideration of the Findings, all material in the March 20, 2019, City Council staff report (a copy of which is on file with the Office of the City Clerk), public testimony presented at the hearing, and all other oral and written

evidence on this Project, this City Council approves the Grading Exemption, subject to the Conditions of Approval attached as Exhibit "B" to Ordinance No. 2019-02, which is incorporated by this reference. Copies of said Ordinance are on file with the Office of the City Clerk and are incorporated herein by this reference.

4. That concurrently with this Resolution, the City Council is taking other actions in furtherance of the Project, as generally described by the March 20, 2019, City Council staff report. No single component of the series of actions made in connection with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective within its corporate limits as a statute in the manner provided by state law. Therefore, this Resolution shall become effective and operative on the day immediately subsequent to the date that Ordinance No. 2019-02 becomes effective.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development Department and Public Works Department. The project is also subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020.

EXHIBIT "A" TO RESOLUTION NO. 2019-37

FINDINGS OF FACT

Grading Exemption:

1. Granting the proposed new and modified Grading Exemption is consistent with the Grading Design Guidelines for the following reasons:
 - a. The proposed Grading Exemption would not affect sensitive biological species or habitats, mature or protected trees, or required landscaping, and the development shall incorporate erosion control measures as defined in the City's stormwater management requirements.
 - b. The proposed Grading Exemption would not create a negative visual impact upon neighboring properties or the public right of way because plantings on the earthen retaining wall and at the base of the wall would assist in softening the visual effect.
 - c. The proposed retaining wall would not intrude into or disturb the use of any adjacent property or adversely block the primary view of any adjacent parcels; disturb any utilities or drainage facilities; obstruct circulation patterns or access; or preclude the future development of any adjacent parcel.
 - d. The proposed design of the retaining wall would not adversely affect any adjoining septic systems. The proposed project would be provided with sewer service.
 - e. The proposed retaining wall would be structurally stable as it would be reinforced with geogrid mesh.

All graded areas shall be protected from wind and water erosion through compliance with the City's stormwater management requirements. The development will be required to incorporate interim erosion control plans, certified by the project engineer and reviewed and approved by the City's Engineering Services Department.

ORDINANCE NO. 2019-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND PRECISE DEVELOPMENT PLAN FOR GRAND AVENUE APARTMENTS (A 15-UNIT APARTMENT BUILDING) AND AUTHORIZING THE FILING OF A NOTICE OF EXEMPTION

APPLICANT: Nathan Houck, Sillman Wright Architects
CASE NOS.: PHG 17-0019

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

SECTION 1. The City Council makes the following findings:

a) Nathan Houck of Sillman Wright Architects ("Applicant") submitted a verified land use development application on property located on the north side of East Grand Avenue, east of East Ohio Avenue. The Project site is approximately 0.51 acre in size and currently has an address of 1316 East Grand Avenue, Escondido CA 92027, legally described as Exhibit "D", attached to this Ordinance and incorporated herein by this reference as though fully set forth. Said verified application was submitted to, and processed by, the Planning Division of the Community Development Department as Planning Case No. PHG 17-0019 and seeks approval of a Master and Precise Development Plan and Grading Exemption relating to the Project site. A site plan for the application is attached as Exhibit "E" and incorporated herein by this reference as though fully set forth.

b) The Planning Division of the Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for February 12, 2019. Following the public hearing on

February 12, 2019, the Planning Commission adopted Resolution No. 2019-03, which recommended that the City Council approve the project's Master and Precise Development Plan and Grading Exemption.

SECTION 2. An original copy of the proposed Master and Precise Development Plan and all other related Project materials are on file in the Office of the City Clerk, with a copy of each document submitted to the City Council for its consideration. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

SECTION 3. The City Council did on March 20, 2019, hold a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including all application materials and other written and graphical information posted on the project website.
- b) Oral testimony from City staff, interested parties, and the public.
- c) The City Council staff report, dated March 20, 2019, which along with its attachments, is incorporated herein by this reference as though fully set forth herein, including the Planning Commission's recommendation on the request.
- d) Additional information submitted during the public hearing.

SECTION 4. Pursuant to the California Environmental Quality Act, a Notice of Exemption relative to the Project is attached as Exhibit "C" and incorporated herein by this reference as though fully set forth, and will be filed with the County Clerk.

SECTION 5. That, upon consideration of the Findings of Fact, attached as Exhibit "A", and the Conditions of Approval, attached as Exhibit "B", the City Council desires at this time and deems it to be in the best public interest to approve the Master and Precise Development Plan, which is attached to the March 20, 2019, City Council staff report, and is incorporated herein by this reference as though fully set forth herein.

SECTION 6. All references within this Ordinance to "Applicant," "Developer," or "Subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors of assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Project site.

SECTION 7. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 8. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9. Concurrently with this Ordinance, the City Council is taking a number of actions in furtherance of the Project, as generally described by the March 20, 2019, City Council staff report. No single component of the series of actions made in

connection with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective within its corporate limits as a statute in the manner provided by state law. Therefore, this Ordinance shall become effective after final passage and publication as required by law, and operative only if City Council Resolution No. 2019-37 is approved.

SECTION 10. The City Council authorizes all subsequent action to be taken by City Officials consistent with this Ordinance.

SECTION 11. That the City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

SECTION 12. The Ordinance shall become effective 30 days from the date of the passage.

EXHIBIT "A" TO ORDINANCE NO. 2019-02

FINDINGS OF FACT

Environmental Determination:

Public Resources Code Section 21084 requires the CEQA Guidelines to include a list of classes of projects which have been determined *not* to have a significant effect on the environment and which shall be exempt from the provisions of CEQA. Section 15300 et. seq. of the CEQA Guidelines lists these exemptions. The Planning Commission, in its independent judgement, has determined the Project to be exempt from environmental review under Section 15332, Class 32, "In-Fill Development Projects." This determination was made because the project qualifies as a horizontal mixed-use planned development, as allowed in the Mixed Use Overlay of the East Valley Parkway Target Area of the General Plan. The project site is under five acres in size and substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Public Notice and Outreach:

Planning Division staff provided public notice of the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the local newspaper on February 1st, 2019. In addition, 32 notices were sent to owners and occupants within 500 feet of the project site. A public notice was also provided at the on the project site, on the City's website, and posted at City Hall and City Library.

Master and Precise Development Plan:

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

1. The location, design, and residential density of the proposed Planned Development is consistent with the goals and policies of the Escondido General Plan and any applicable specific plan or with any policies adopted by, or being considered by the Escondido city council, or in the process of being prepared and adopted. The proposed project would construct a new apartment building with 15 residential units as well as a room for private storage of tenant property. The project would also provide 26 off-street parking spaces for tenant use. While the property is zoned General Commercial (CG) in the Zoning Code

and has a land use designation of General Commercial (GC) in the General Plan, it is also located within the Mixed Use Overlay of the East Valley Parkway Target Area, as defined in the General Plan. This overlay allows horizontal mixed-use planned developments comprised of exclusively residential buildings and exclusively commercial buildings. The project proposes to combine with an existing commercial property located to the direct east to form a horizontal mixed-use development. The proposed density of the project is 29.4 units/acre, which falls just below the minimum residential density of 30 units/acre for this Mixed Use Overlay; however, the project, at the proposed density substantially conforms to the densities conceptualized for the build out of the East Valley Parkway Target Area. The Target Area diagram provides a basic model or pattern to guide future development throughout the Target Area, rather than meant as a rigid development mandate.

The project would conform to General Plan Land Use and Community Form Policies 7.1 through 7.4 as described in the March 20, 2019 City Council staff report and the February 12, 2019 Planning Commission staff report.

2. The proposed location allows the Planned Development to be well integrated with its surroundings. Several existing multi-family developments exist in the general vicinity of the project, particularly to the south of Grand Avenue. Retail, office, and service uses are located within walking distance of the project site and bus service is available along Grand Avenue. Proposed development standards are largely consistent with those assigned to the City's R-5 (Very High Multiple Residential) zone.
3. All vehicular traffic generated by the Planned Development will be accommodated safely and without causing undue congestion upon adjoining streets. Engineering staff have determined that the proposed density of the project is below the threshold for requiring a traffic impact analysis.
4. The proposed location and design allows residents within the zone to be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services. All utilities intended for the site are already in place or can be extended to serve the site. Since the project site is already located within City limits and within an established neighborhood, police and fire services are available and do not need to be expanded for a development of this scale. The Fire Department has reviewed the project and all recommendations have been incorporated into the project design or included as conditions of approval.
5. The overall design of the proposed Planned Development produces an attractive, efficient and stable environment. A conceptual landscape plan has been provided that includes attractive and regionally-appropriate plantings. The project underwent design review on April 12, 2018, and recommendations from that review have been incorporated into the

project design. The project would utilize a neutral color palette and modern appearance to complement the surrounding neighborhood.

6. The Planned Development is well integrated with its settings, does not require excessive earthmoving or grading, or destruction of desirable natural features, nor is visually obstructive or disharmonious with surrounding areas and facilities, and does not substantially harm major views from adjacent properties. The project site is located near the top of a hill and therefore slopes downward from Grand Avenue toward the rear property line. The project would require grading in the amount of 232 cubic yards of cut and 5,067 cubic yards of fill (4,835 cubic yards of import). Two retaining walls would be necessary: one at the base of the apartment building along its west and south elevations, and a second along the north and east property lines, and a portion of the west property line. These walls and the associated grading would create a level pad for the apartment building and parking lot. The new building would be visually conspicuous due to its elevation relative to uses to the north and east, and its proposed height (43' from grade plane); however, the proposed building height would not exceed thresholds for either the existing zoning of the lot (General Commercial, which has no specific height limit) or for Escondido's higher-density residential zones (the R-5 zone allows heights up to 75'). Due to the small size of the site, the proposed building height and number of floors is necessary to obtain a density required by the General Plan for the applicable Mixed Use Overlay.
7. The uses proposed have a beneficial effect not obtainable under existing zoning regulations, and any departure from existing ordinance requirements shall be warranted by the design and the amenities incorporated in the Planned Development in accord with adopted city policy. The existing zoning for the project site is General Commercial. Development of this site with one or more viable commercial uses would be challenging due to its size, and the site's physical elevation more closely matches the existing residential uses to the east and south, than the existing commercial uses to the north and west. Development of the site with apartments would enhance the City's inventory of high-quality rental units, in a neighborhood where retail and services are available within walking distance and public transit is available.

EXHIBIT "B" TO ORDINANCE NO. 2019-02

CONDITIONS OF APPROVAL

Nothing in this permit shall relieve the applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit.

Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the conditional use permit conditions.

GENERAL

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
4. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
5. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
6. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47), and any exhibits included in the staff report(s), to the satisfaction of the Planning Division. Separate sign permits will be required for project signage.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
8. All new utilities and utility runs shall be underground.

9. The design of the project shall be consistent with the Details of Request contained within the Planning Commission staff report. Any changes must be approved by the City through the appropriate review process.
10. Four copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the planting plan attached as an exhibit, to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
11. All landscaping, fences, and walls on site, in any adjoining public parkways shall be permanently maintained by the owner, assigns, or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping, repair and replacement of plant materials and irrigation systems, and general clean-up. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the approval.
12. Any new walls shall incorporate decorative materials or finishes, and shall be indicated on the building plans. All freestanding walls visible from points beyond the project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Community Development.
13. As proposed, 26 parking spaces would be provided for the project. Said parking spaces shall be striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the California Building Code, including signage.
14. The 17'-wide turnaround area in the parking lot shall be used only for parking of emergency vehicles, and as a turnaround area for large trucks (to enable trucks to exit the property in a forward-moving fashion). This turnaround area shall be signed and/or painted accordingly, to the satisfaction of the Planning Division and the Fire Department. The turnaround area shall not be used as parking for tenants, guests, or visitors.
15. Prior to issuance of a building permit, a parking management plan shall be submitted to the Planning Division describing how parking will be assigned to each unit, and how prospective tenants will be informed of this assignment.

16. The existing chain link fence along the north and east parking lots shall be replaced with a solid wood fence or similar, to the satisfaction of the Planning Division.
17. The permits shall be null and void if not utilized within twelve months of the effective date of approval.
18. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
19. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the date of this letter) a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

FIRE

1. A minimum fire flow of 1,500 gallons per minute (gpm) at 20 PSI shall be provided for this project.
2. An adequate water supply and approved all-weather access shall be provided before any combustibles are brought to the project site.

UTILITIES

1. Grading and improvement plans shall show 3' public utility easements around all fire hydrants, water meters, and detector checks.

ENGINEERING CONDITIONS OF APPROVAL PHG 17-0019

GENERAL

1. The applicant shall provide the City Engineer with a Title Report covering subject property.

2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with the proposed project, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of any building permit.
4. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
5. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
6. The engineer shall submit to the Planning Department a copy of the Plot Plan as presented to the Planning Commission. The Plot Plan will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Plot Plan and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards in effect at the time of the Plot Plan approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. Access to this project shall be improved with alley-type driveways in accordance with Escondido Standard Drawing No. G-5-E with a minimum throat width of 24 feet.
3. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
4. All on-site roads, driveways, and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director. The private street improvements shall include, but not be limited to, the construction of concrete curb, sidewalks, street lights, paving and base.
5. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
6. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer

and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

7. The developer may be responsible for an overlay of Grand Avenue due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
8. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
9. The developer shall be required to construct a LED street light in accordance with Escondido Standard Drawing No. E-1-E on Grand Avenue at a location to the satisfaction of the City Engineer.
10. The property owner shall assume liability for damage and repair to City utilities in the event that damage is caused by the property owner, or their association, when repair or replacement of private utilities is done.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
4. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.
5. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

7. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
8. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
9. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in their report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by the Regional or City Standard Drawings. The cost of any independent third party review deemed necessary by the City Engineer shall be reimbursed by the developer. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Department plan review and permit process.
10. All proposed retaining walls along parking lots and driveways shall have a traffic-rated guard rail.
11. The property owner shall maintain and repair all brow ditches which pass from one lot through an adjacent lot.
12. The trash enclosure area shall be constructed or modified to comply with storm water quality management requirement to the satisfaction of the City Engineer.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the property owner.
3. The project shall limit drainage flows to their pre-construction rates for the 100-year storm event. Details and calculations for the detention basin shall be submitted and approved as part of the grading plan check.
4. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations (if the project is not exempt from hydromodification), treatment

calculations, post-construction storm water treatment measures, and maintenance requirements. The SWQMP shall demonstrate how proposed proprietary best management practices meet biofiltration treatment requirements in accordance with the City's Storm Water Design Manual.

5. All site drainage with emphasis on the roadway, parking, and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment (unless a mechanical method of treatment is approved by the City Engineer). Mechanical methods of storm water treatment shall include pre-treatment measures. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
6. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. Downspouts from buildings shall be directed to landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground.
7. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
4. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas.
5. No trees or deep rooted plants shall be planted within 10 feet of any water service.
3. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.
4. A hydraulic analysis of the proposed water improvements will be required to determine water main sizes and water system looping necessary to provide adequate domestic service and fire protection as required by the City Engineer and Fire Marshal.
5. All on-site water lines not in public easements will be considered a private water system. The property owner will be responsible for all maintenance of these water lines and facilities.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer and Director of Utilities.
2. A private 6" minimum PVC sewer lateral with a standard clean-out within 18" of the Public Utilities Easement/right-of-way shall be constructed for each Lot and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
3. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral, or within 15' of any sewer main.
4. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the sewer main.

LANDSCAPE

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

EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Plot Plan and Grading Plan.
2. Public utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
3. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the Plot Plan. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Plot Plan. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and

improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.

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

UTILITY UNDERGROUNDING AND RELOCATION

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



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

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

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

Project Title/Case No.: PHG17-0019 (Master and Precise Development Plan and Grading Exemption for Grand Avenue Apartments)

Project Applicant: Nathan Houck, Sillman Wright Architects

Project Location - Specific: On the north side of East Grand Avenue, between East Ohio Avenue and Harding Street, addressed as 1316 East Grand Avenue.

Project Location - City: Escondido

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

A Master and Precise Development Plan for the construction of a new apartment building, to contain 15 units across three levels (five units per level), ranging in size from 700 square feet to 1,150 square feet, plus one basement-level storage room containing storage lockers and a bicycle rack. An off-street parking lot would provide 26 parking spaces as well as a turnaround area for large vehicles, and landscaping would be provided throughout the site. The project also includes a Grading Exemption for a retaining wall exceeding 10' in height within 50' of property lines (the retaining wall in question would be as tall as 22.5' near the northeast corner of the site). The project site is zoned CG (General Commercial), and is located within the GC (General Commercial) land use designation and the East Valley Parkway Target Area of the General Plan. It is also located within the Mixed-Use Overlay portion of the East Valley Parkway Target Area.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mike LaCaze, LaCaze Development Company

Telephone: (310) 990-0193

Address: 420 31st Street, Suite B6, Newport Beach, CA 92663

Private entity School district Local public agency State agency Other special district

Exempt Status: Categorical Exemption. CEQA Section 15332, "In-fill Development Projects", Class 32.

Reasons why project is exempt:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. While the site is within the General Commercial General Plan designation and zoning classification, it is also located within the Mixed Use Overlay of the East Valley Parkway Target Area as defined in the General Plan. This overlay allows for horizontal planned developments comprised of exclusively residential and exclusively commercial buildings. The proposed residential development and the existing commercial use at 1330 East Grand Avenue would comprise one horizontal planned development.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
3. The project site has no value as habitat for endangered, rare, or threatened species;
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5. The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Ann Dolmage, Associate Planner

Area Code/Telephone/Extension: (760) 839-4548

Signature: _____
_____, _____ Planner _____ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

EXHIBIT "D" TO ORDINANCE NO. 2019-02

LEGAL DESCRIPTION

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

THE EASTERLY 160.00 FEET OF THAT PORTION OF LOT 2 IN BLOCK 180 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 28°49'30" WEST, ALONG THE WEST LINE THEREOF, 147.00 FEET; THENCE NORTH 61°13'00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 300.00 FEET; THENCE SOUTH 28°49'30" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 147.00 FEET TO THE SOUTH LINE THEREOF; THENCE SOUTH 61°31' 00" WEST, ALONG SAID SOUTH LINE 300.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THE SOUTHERLY 9.00 FEET THEREOF, AS CONVEYED TO THE CITY OF ESCONDIDO FOR STREET PURPOSES BY DEED RECORDED MARCH 29, 1968 AS FILE NO. 52941 OF OFFICIAL RECORDS.

APN: 230-230-14-00

KEYNOTES

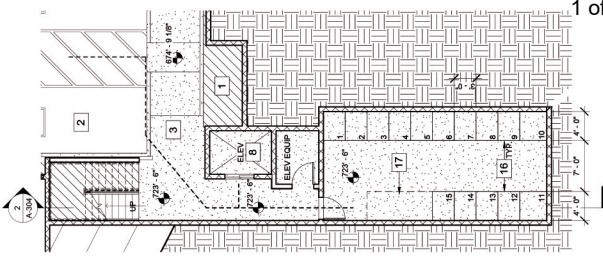
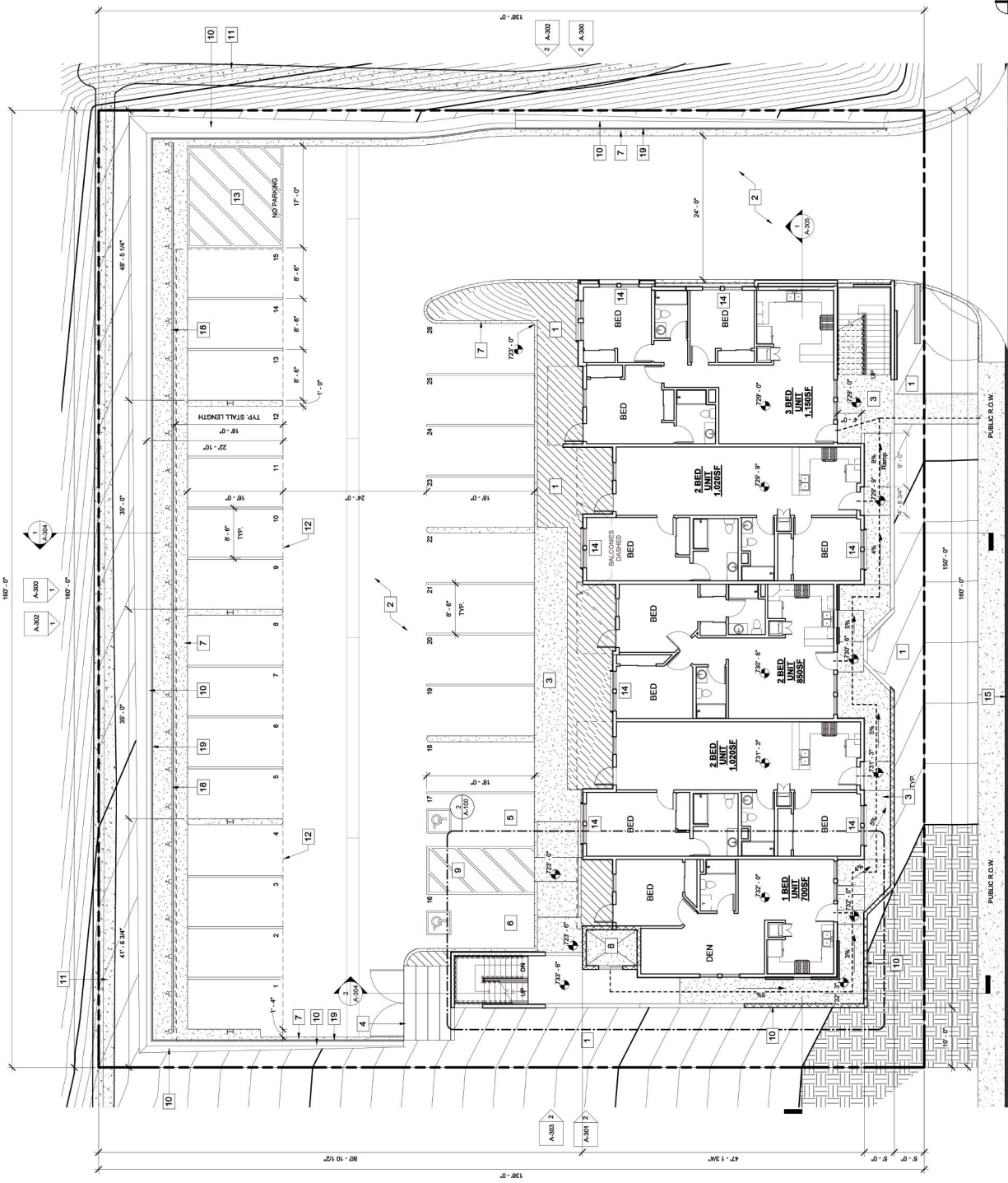
- 1 LANDSCAPING - REFER TO LANDSCAPE PLANS
- 2 AC PAVING - REFER TO CIVIL PLANS
- 3 CONCRETE PLAYWORK - REFER TO CIVIL PLANS
- 4 COVERED TRASH ENCLOSURE WITH SWINGING DOORS
- 5 VAN ACCESSIBLE PARKING SPACE
- 6 ACCESSIBLE PARKING SPACE
- 7 CONCRETE CURB - REFER TO CIVIL PLANS
- 8 ACCESSIBLE ELEVATOR
- 9 ACCESSIBLE STRIPPING
- 10 RETAINING WALL - REFER TO CIVIL PLANS
- 11 CASTING CONCRETE SHALL REMAIN - REFER TO CIVIL PLANS
- 12 CARPORT COVERINGS ABOVE
- 13 TURNAROUND AREA - KEEP CLEAR
- 14 RESOLVE WINDOW - PROVIDE IF CLEAR MIN. IN FRONT FOR LOUVER
- 15 NEW RED PINE LANE CURB ALONG GRAND AVE
- 16 80 CUBIC FOOT MIN. STORAGE LOCKER
- 17 BIKE RACK AREA
- 18 NEW TRAFFIC RATED GUARD RAIL - REFER TO CIVIL
- 19 NEW 6 S. CABLE PEDESTRIAL GUARD RAIL WITH COMPOSITE WOOD CAP

LEGEND

--- ACCESSIBLE UNDERPASS WITH 1/4" METAL GRATE
 --- ACCESSIBLE PATH OF TRAVEL (UNLESS NOTED OTHERWISE WITH SQUARE NOTATIONS) SHALL NOT EXCEED 2% (RAMP) SHALL NOT EXCEED 8.33%

NOTES

UNITS SHALL BE ACCESSIBLE AND ADAPTABLE PER CBC 11A
 LAOUREL ALONG ACCESSIBLE PATH OF TRAVEL TO HAVE LEVEL DOOR



PROPOSED PROJECT
PHG 17-0019



KEYNOTES

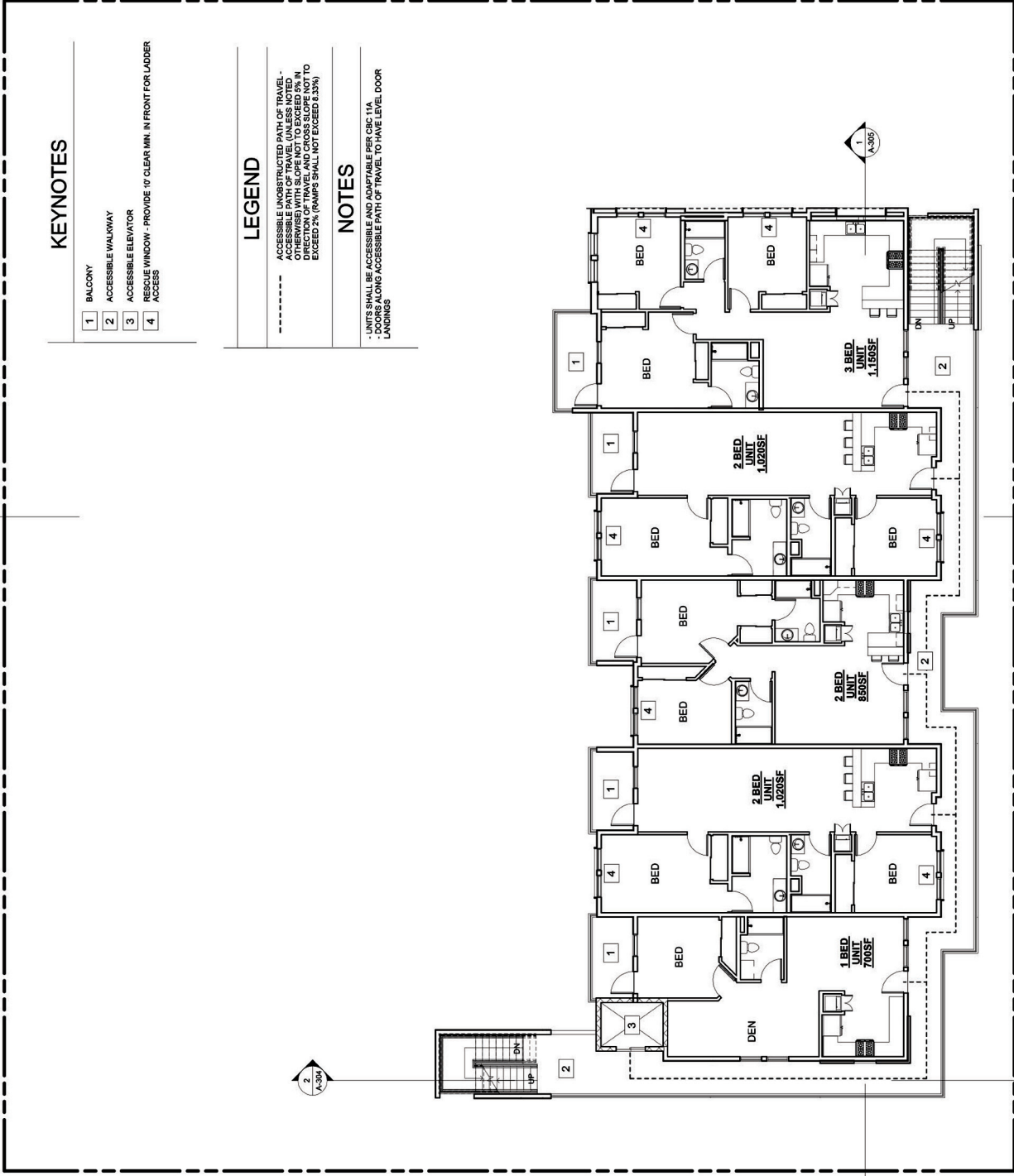
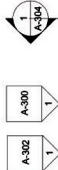
- 1 BALCONY
- 2 ACCESSIBLE WALKWAY
- 3 ACCESSIBLE ELEVATOR
- 4 RESCUE WINDOW - PROVIDE 10' CLEAR MIN. IN FRONT FOR LADDER ACCESS

LEGEND

----- ACCESSIBLE UNOBSTRUCTED PATH OF TRAVEL -
 ACCESSIBLE PATH OF TRAVEL (UNLESS NOTED
 OTHERWISE) SHALL BE 36" MIN. CLEARANCE
 DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO
 EXCEED 2% (RAMPS SHALL NOT EXCEED 8.33%)

NOTES

UNITS SHALL BE ACCESSIBLE AND ADAPTABLE PER CBC 11A
 COMPLIANCE ALONG ACCESSIBLE PATH OF TRAVEL TO HAVE LEVEL DOOR
 LANDINGS



**PROPOSED PROJECT
 PHG 17-0019**

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KEYNOTES

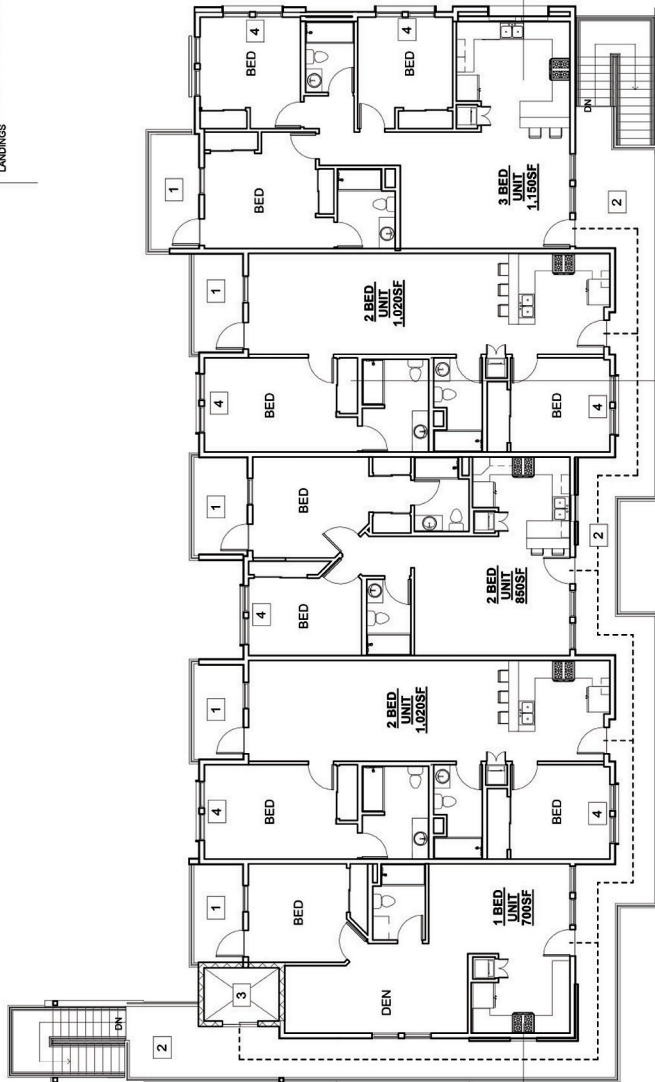
- 1 BALCONY
- 2 ACCESSIBLE WALKWAY
- 3 ACCESSIBLE ELEVATOR
- 4 RESCUE WINDOW - PROVIDE 10' CLEAR MIN. IN FRONT FOR LADDER ACCESS

LEGEND

----- ACCESSIBLE UNOBSTRUCTED PATH OF TRAVEL - ACCESSIBLE PATH OF TRAVEL (UNLESS NOTED OTHERWISE) SHALL BE CLEAR OF OBSTACLES. DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. (RAMPS SHALL NOT EXCEED 8.33%)

NOTES

* UNITS SHALL BE ACCESSIBLE AND ADAPTABLE PER CBC 11A.
 ** UNITS ALONG ACCESSIBLE PATH OF TRAVEL TO HAVE LEVEL DOOR LANDINGS

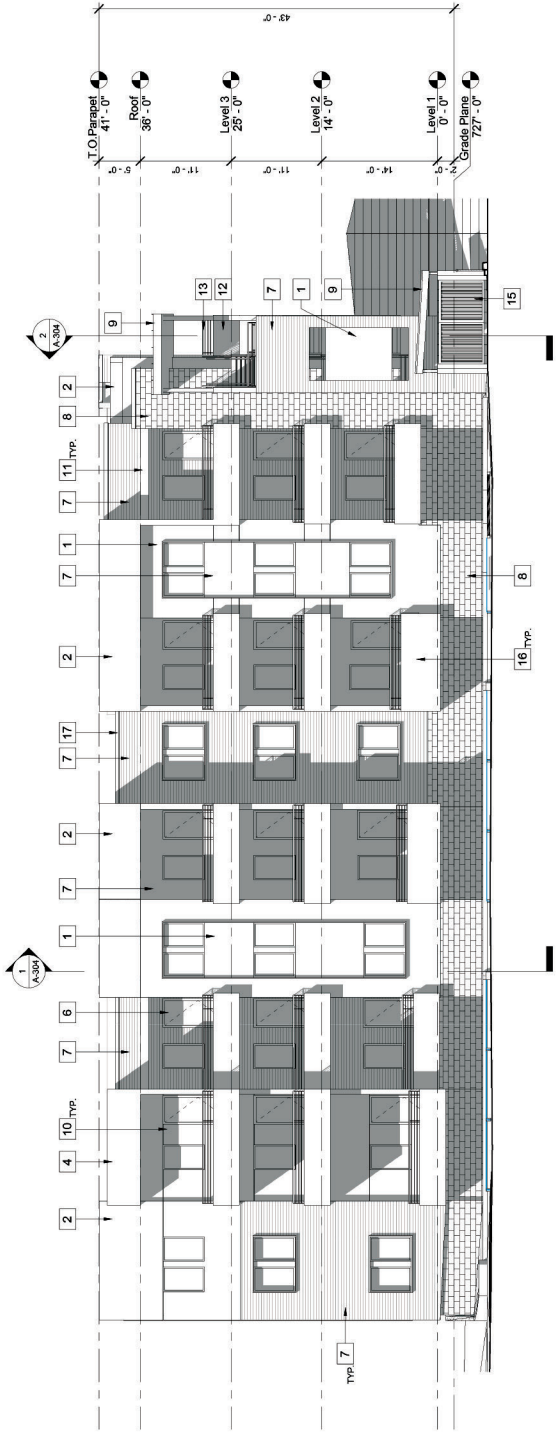


**PROPOSED PROJECT
 PHG 17-0019**

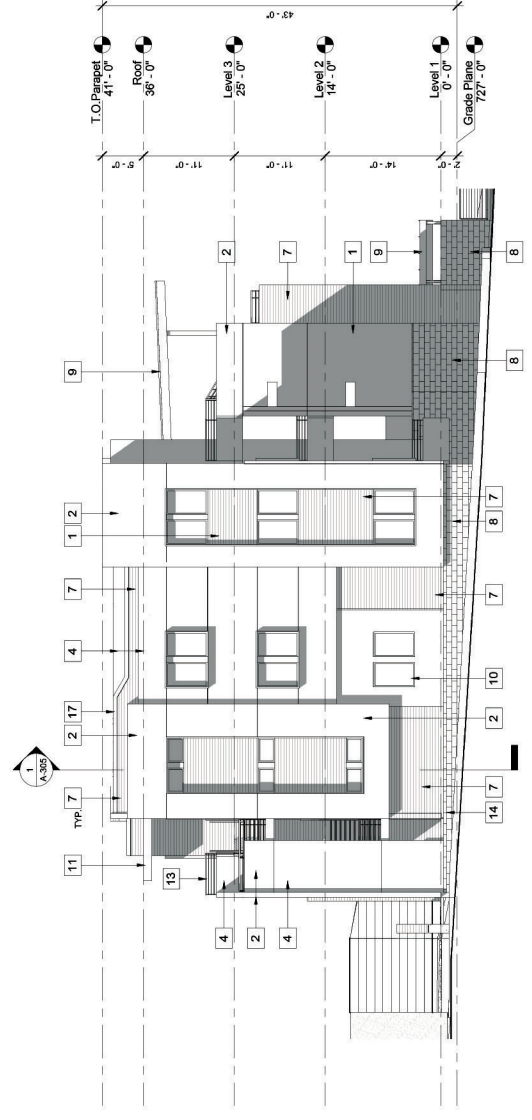
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KEYNOTES

- 1 STUCCO - DE 6108 PALE WHEAT - SMOOTH TROWEL
- 2 STUCCO - DE 6135 VERONA BEACH - SMOOTH TROWEL
- 3 STUCCO - DE 6109 KRAFT PAPER - SMOOTH TROWEL
- 4 STUCCO - DE 6110 WARM HEARTH - SMOOTH TROWEL
- 5 STUCCO - DE 6112 CEDAR CHEST - SMOOTH TROWEL
- 6 PAINT DE 5543 SPANISH OLIVE
- 7 WOOD BOARD FINISH
- 8 CMU
- 9 METAL STANDING SEAM ROOF - DARK BRONZE
- 10 GLAZING WITH DARK BRONZE ANODIZED FRAME
- 11 METAL CANOPY - DARK BRONZE
- 12 WALKWAY
- 13 METAL RAILING
- 14 RETAINING WALL - REFER TO CIVIL PLANS
- 15 COVERED TRASH ENCLOSURE WITH SWINGING DOORS
- 16 BALCONY
- 17 FLASHING - DARK BRONZE



North 1



East 2

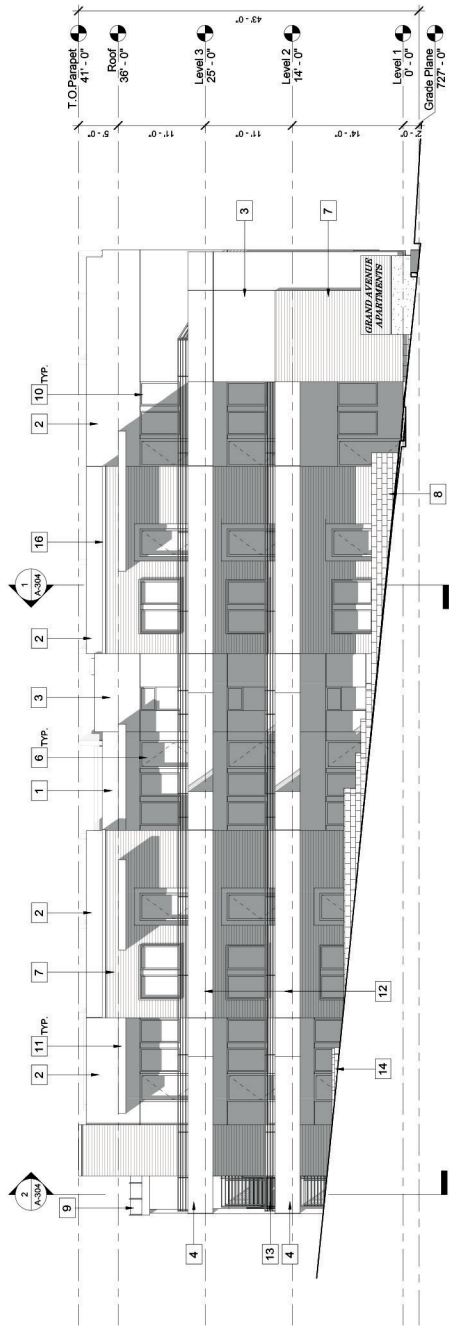
**PROPOSED PROJECT
 PHG 17-0019**

E

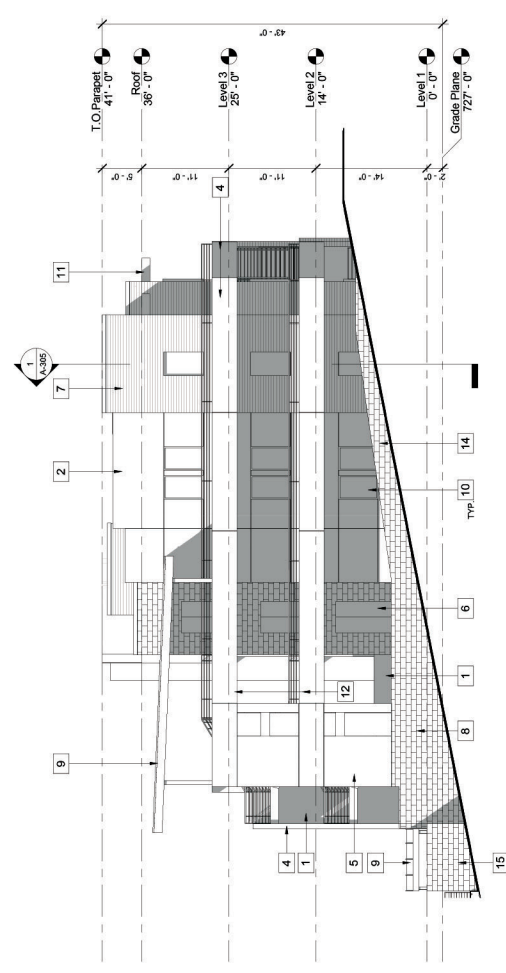
ELEVATIONS

KEYNOTES

- 1 STUCCO - DE 6106 PALE WHEAT - SMOOTH TROWEL
- 2 STUCCO - DE 6103 VERONA BEACH - SMOOTH TROWEL
- 3 STUCCO - DE 6109 KRAFT PAPER - SMOOTH TROWEL
- 4 STUCCO - DE 6110 WARM HEARTH - SMOOTH TROWEL
- 5 STUCCO - DE 6112 CEDAR CHEST - SMOOTH TROWEL
- 6 PAINT DE 543 SPANISH OLIVE
- 7 WOOD BOARD FINISH
- 8 CMU
- 9 METAL STANDING SEAM ROOF - DARK BRONZE
- 10 GLAZING WITH DARK BRONZE ANODIZED FRAME
- 11 METAL CANOPY - DARK BRONZE
- 12 WALKWAY
- 13 METAL RAILING
- 14 RETAINING WALL - REFER TO CIVIL PLANS
- 15 COVERED TRASH ENCLOSURE WITH SWINGING DOORS
- 16 FLASHING - DARK BRONZE



South 1

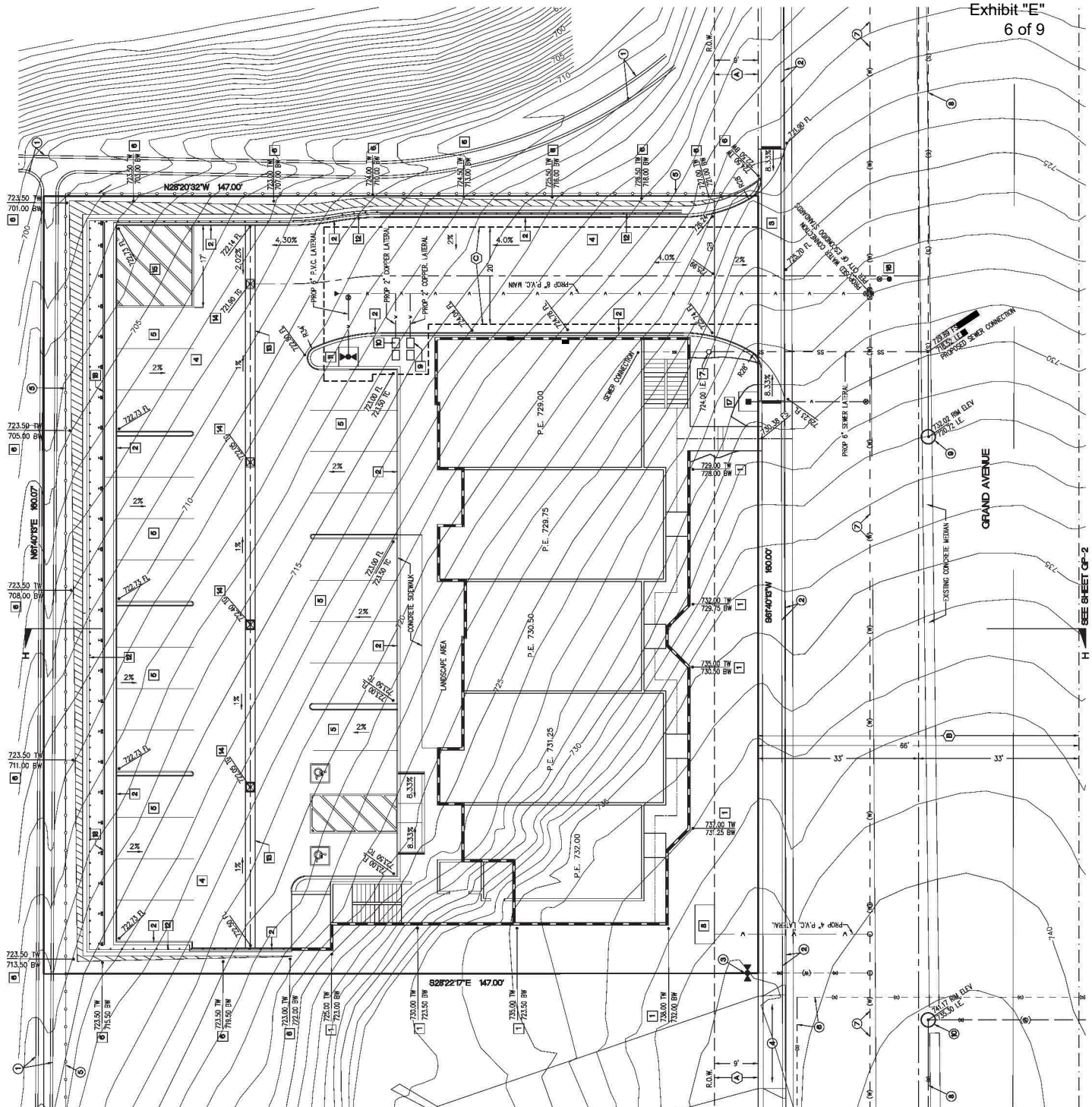


West 2

**PROPOSED PROJECT
 PHG 17-0019**

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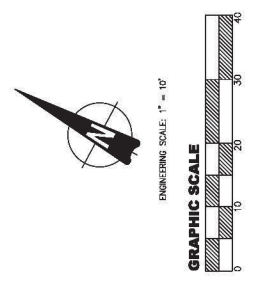
ELEVATIONS



- EXISTING FEATURES**
- 1 CONCRETE BROW DITCH (PROTECT IN PLACE)
 - 2 CONCRETE CURB AND GUTTER (PROTECT IN PLACE)
 - 3 FIRE HYDRANT PER W-3-E (PROTECT IN PLACE)
 - 4 CONCRETE DRIVEWAY APRON (PROTECT IN PLACE)
 - 5 CHAINLINK FENCE
 - 6 EXISTING 12\"/>

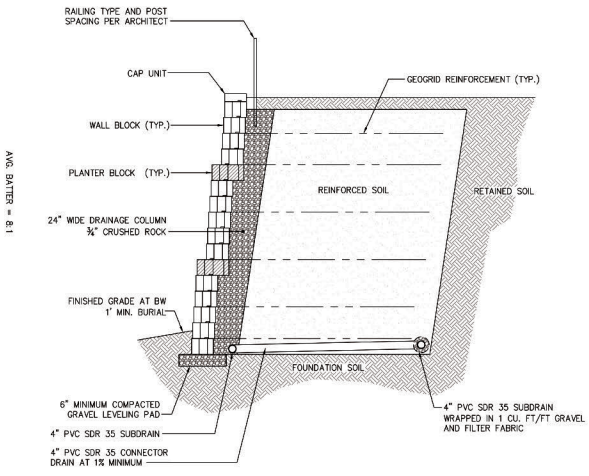
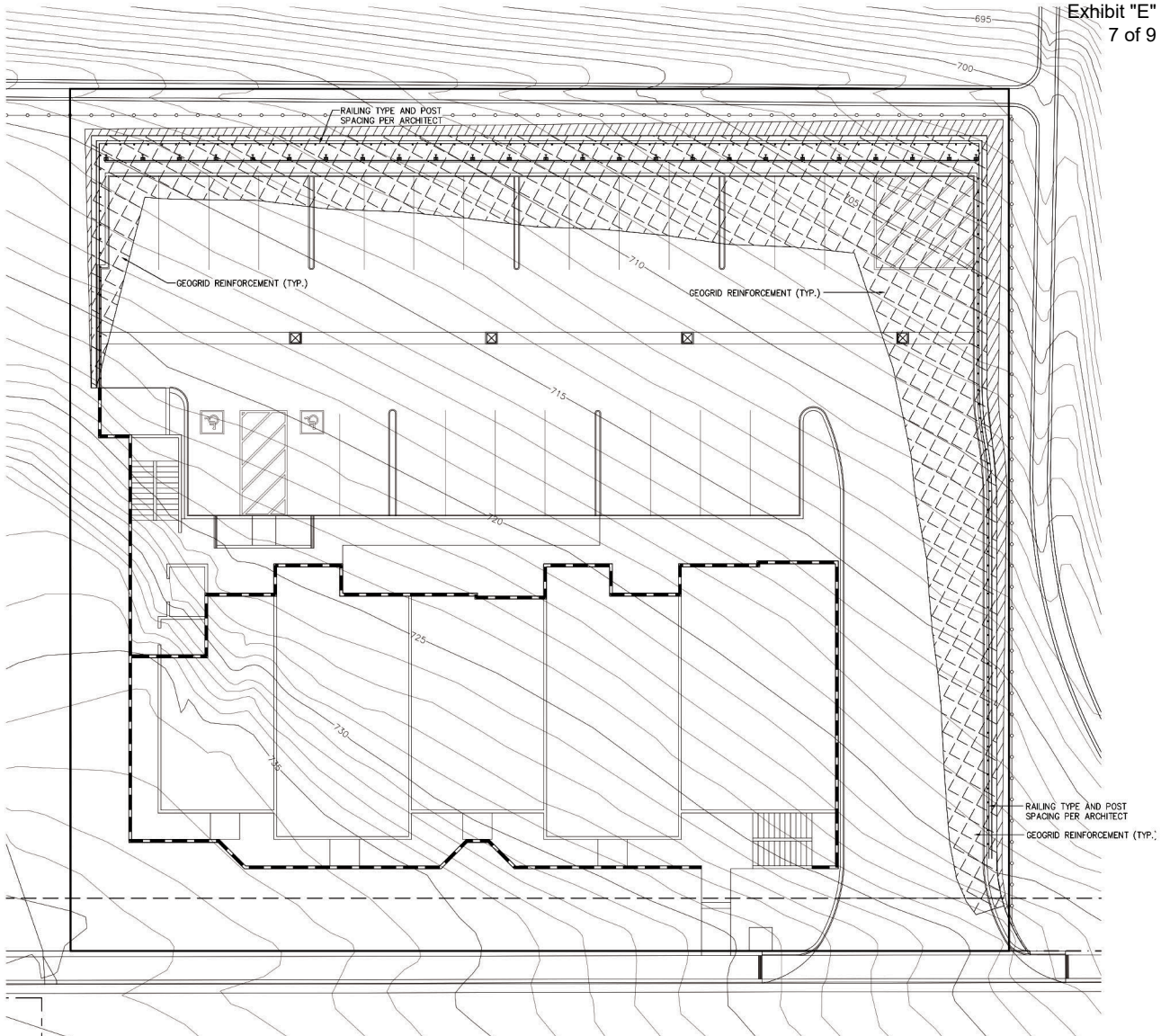
- CONSTRUCTION NOTES**
- 1 MASONRY RETAINING WALL
 - 2 6\"/>
 - 3 PROPOSED DRIVEWAY APRON PER C-5-E
 - 4 PROPOSED ASPHALTIC CONCRETE
 - 5 PLANTABLE MECHANICALLY STABILIZED LATHEN WALL
 - 6 PROPOSED 2\"/>
 - 7 PROPOSED 4\"/>
 - 8 PROPOSED 2\"/>
 - 9 PROPOSED 2\"/>
 - 10 PROPOSED 4\"/>
 - 11 PROPOSED 4\"/>
 - 12 PROPOSED PEDESTRIAN GUARD RAIL PER CALTRANS DETAIL B11-47
 - 13 PROPOSED 3\"/>
 - 14 PROPOSED CATCH BASIN
 - 15 PROPOSED ON-SITE TURN-AROUND FOR LARGE TRUCKS
 - 16 PROPOSED 4\"/>
 - 17 PROPOSED 4\"/>
 - 18 PROPOSED TRAFFIC RATED GUARD RAIL PER CALTRANS DETAIL RSP-4712

- EASEMENTS**
- A CONVEYED TO THE CITY OF ESCROWED FOR STREET PURPOSES BY DEED RECORDED MARCH 28, 1988 AS FILE NO. 20474 OF OFFICIAL RECORDS
 - B EXISTING 66\"/>
 - C PROPOSED 20\"/>



**PROPOSED PROJECT
 PHG 17-0019**



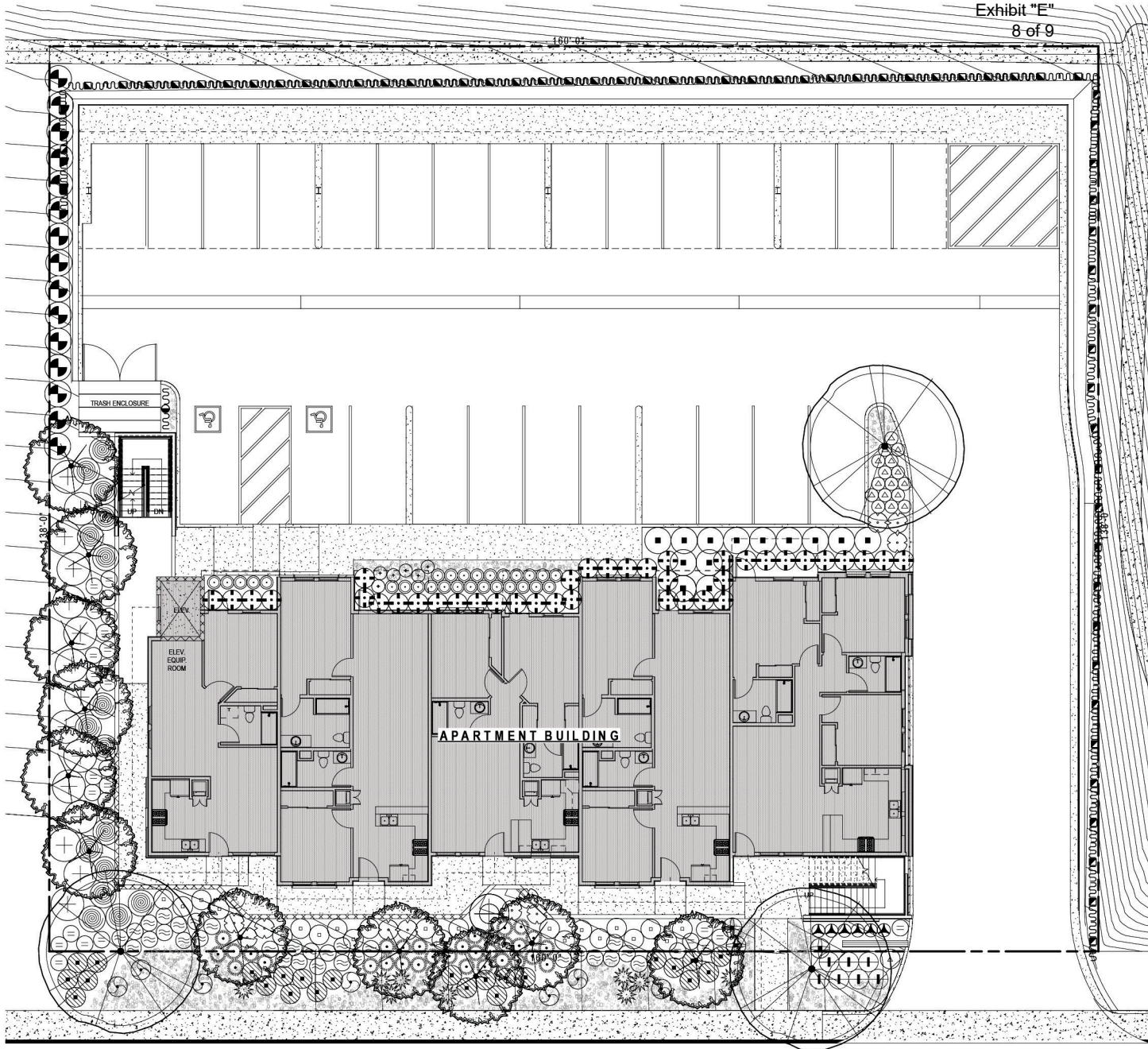


ANY FENCE OR GUARDRAIL WITHIN 3' OF TOP FACE OF WALL WILL REQUIRE SLEEVE-IT 1224R

TYPICAL PLANTABLE GEOGRID REINFORCED WALL SECTION
 NOT TO SCALE

**PROPOSED PROJECT
 PHG 17-0019**





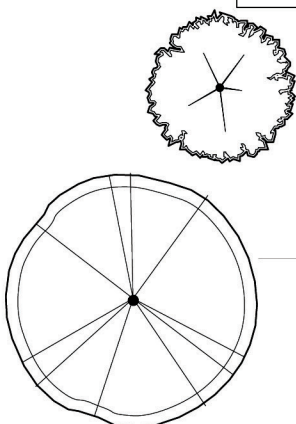
EAST GRAND AVENUE

**PROPOSED PROJECT
PHG 17-0019**



LANDSCAPE PLAN

PLANTING LEGEND



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	DETAIL REF.	WUCOL RATING
	<i>BRACHYCHTON POPULNEUS</i>	BOTTLE TREE	11	24" BOX	STANDARD TRUNK		L
	<i>KOELREUTERIA PANICULATA</i>	GOLDEN RAINTREE	3	24" BOX	STANDARD TRUNK		L
	<i>ACACIA COGNATE 'COUSIN ITT'</i>	LITTLE RIVER WATTLE	16	5 GAL.			L
	<i>BACCHARIS X STARN</i>	NO COMMON NAME	15	1 GAL.			L
	<i>GREVILLEA 'MOONLIGHT'</i>	NO COMMON NAME	3	5 GAL.			L
	<i>HAMELIA PATENS SIERRA RED'</i>	FIRECRACKER BUSH	23	5 GAL.			L
	<i>JASMINE ANGULARE</i>	SOUTH AFRICAN JASMINE	14	5 GAL.			M
	<i>LANTANA X 'NEW GOLD'</i>	NEW GOLD LANTANA	24	5 GAL.			L
	<i>MYRSINE AFRICANA</i>	AFRICAN BOXWOOD	39	5 GAL.			M
	<i>NANDINA DOMESTICA 'HARBOR DWARF'</i>	DWARF HEAVENLY BAMBOO	28	5 GAL.			M
	<i>RUELLIA BRITTONIANA</i>	MEXICAN PETUNIA	11	5 GAL.			M
	<i>TECOMA X SMITHII</i>	ORANGE BELLS	15	5 GAL.			L
	<i>KNIPHOFIA UVARIA 'MALIBU YELLOW'</i>	HOT POKER PLANT	29	5 GAL.			L
	<i>TEUCRUM CHAMAEDRYS</i>	GERMANDER	16	1 GAL.			L
	<i>MUHLENBERGIA CAPILLARIS 'REGAL MIST'</i>	GULF MUHLY	30	1 GAL.			L
	<i>PENNISETUM ORIENTALE</i>	ORIENTAL FOUNTAIN GRASS	33	1 GAL.			L
	<i>AGAVE 'BLUE GLOW'</i>	BLUE GLOW AGAVE	9	5 GAL.			L
	<i>AGAVE DESMETIANA VARIEGATA</i>	VARIEGATED SMOOTH AGAVE	7	5 GAL.			L
	<i>ALOE CAMERONII</i>	STARFISH ALOE	3	5 GAL.			L
	<i>BULBINE NATALENSIS</i>	ROOIWORTEL	6	1 GAL.			L
	<i>CRASSULA ARBORENSIS UNDULATIFOLIA</i>	RIPPLE JADE	2	5 GAL.			L
	<i>PEDILANTHUS MACROCARPUS</i>	SLIPPER FLOWER	6	1 GAL.			VL
	<i>PORTULACARIA AFRA MINIMA</i>	EMERALD ELEPHANT CARPET	7	5 GAL.			L
	<i>HARDENBERGIA VIOLACEA 'HAPPY WANDERER'</i>	PURPLE VINE LILAC	1	5 GAL.	TRAIN TO BLOCK WALL		M
	<i>FICUS PUMILA</i>	CREEPING FIG	65	1 GAL.	INSTALL (1) PLANT PER EACH PLANTER BLOCK		M
	2" - 4" DECORATIVE RIVER ROCK						

**PROPOSED PROJECT
 PHG 17-0019**



LANDSCAPE LEGEND

CITY COUNCIL STAFF REPORT

Public Hearing No. 15

March 20, 2019

File No. 0870-11

SUBJECT: Review and Re-Affirm Community Development Priorities of the Fiscal Year 2015-2019 Consolidated Plan and Approve Allocation Process for Fiscal Year 2019-2020 CDBG and ESG Funding

DEPARTMENT: Community Development Department, Housing & Neighborhood Services Division

RECOMMENDATION:

It is requested that the City Council conduct a public hearing to:

1. Review and re-affirm the community development priorities adopted in the Amended 2015-2019 Five-Year Consolidated Plan for CDBG.
2. Approve an allocation process for Fiscal Year 2019-2020 CDBG funds to utilize the maximum 15 percent allowable for public service activities to address the priorities of the Consolidated Plan, and the maximum 20 percent allowable for administration of the CDBG program.
3. Authorize the release of a Request for Proposals (RFP) for public services and community redevelopment activities.
4. Review and re-affirm the homelessness and homelessness prevention priorities adopted in the Amended 2015-2019 Five-Year Consolidated Plan for ESG.
5. Authorize the release of a Notice of Funding Availability (NOFA) for organizations assisting persons experiencing homelessness or at-risk of homelessness within the City.

FISCAL ANALYSIS:

CDBG and ESG activities and related administrative costs will be funded solely by grant funds and will not impact the General Fund. Required ESG matching funds for administration will be provided by Successor Housing Agency funds.

Each year, the federal government must allocate program funds to the Department of Housing and Urban Development (HUD). While Congress has allocated funds to HUD, HUD has not yet announced allocations for local jurisdictions. Staff anticipates funding levels to be similar to Fiscal Year 2018-2019, when the City of Escondido received approximately \$1.79 million in CDBG entitlement funds and \$143,000 in ESG funds.

Staff anticipates presenting specific recommendations for allocations of CDBG and ESG funds to the City Council on May 8, 2019, for adoption in the Fiscal Year 2019-2020 One-Year Action Plan. HUD has issued guidance instructing grantees not to submit their Action Plan until after 2019-2020 allocations have been announced. If allocations are delayed, staff recommendations may also be delayed.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

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

PREVIOUS ACTION:

On April 22, 2015, the City Council approved the Fiscal Year 2015-2019 Five-Year Consolidated Plan for CDBG funds, which includes six community development priorities as outlined in this report.

On July 20, 2016, the City Council approved an amended Fiscal Year 2015-2019 Consolidated Plan, which included priorities for ESG funds.

BACKGROUND:

Based on community needs assessments and public participation, six community development priorities and five priorities for assisting persons experiencing homelessness or at-risk of homelessness were identified and adopted as part of the Fiscal Year 2015-2019 Five-Year Consolidated Plan for CDBG and ESG. Each year, prior to adoption of the One-Year Action Plan for CDBG, the City Council is asked to review and re-affirm these priorities and may choose to adopt changes at that time. A new Consolidated Plan is required for Fiscal Year 2020-2024; community outreach to develop this plan will begin in summer 2019.

Past Performance of the City of Escondido CDBG Program

A comprehensive review of Fiscal Year 2017-2018 CDBG funded activities is included in the Consolidated Annual Performance and Evaluation Report (CAPER), which was submitted to HUD in September 2018 and amended in November 2018. It is available on the Neighborhood Services Division Web page at: <https://www.escondido.org/neighborhood-services.aspx>.

HUD Regulations for CDBG

CDBG regulations place limitations on the amount of funding grantees may use for administration and public services. No more than 15 percent of a grantee's annual CDBG allocation may be used for public service activities and no more than 20 percent of a grantee's annual CDBG allocation may be used for program administration (including fair housing counseling). There is no cap on the percentage of a grantee's annual CDBG allocation that may be used for capital and other special

activities in low and moderate-income neighborhoods. These CDBG-eligible low and moderate-income neighborhoods, as of April 1, 2019, are highlighted in the map included as Attachment 1.

CDBG-funded activities must meet at least one of three national objectives set forth by HUD: 1) benefit low and moderate-income persons; 2) aid in the elimination of slum and blight; or 3) meet a particular urgent community need because existing conditions pose a serious threat and no other source of funds is available. Historically, all CDBG funded activities in the City of Escondido have focused on the first national objective of benefitting low and moderate-income persons.

City of Escondido's Community Development Priorities

The community development priorities approved for the Fiscal Year 2015-2019 Five-Year Consolidated Plan for CDBG are:

1. Youth: Increase quality-of-life opportunities for low and moderate-income students and their families by improving their social and physical environment.
2. Economic Development: Provide economic development opportunities for low and moderate-income residents.
3. Seniors: Explore and develop coordinated, low-cost, flexible transportation alternatives and related services for seniors.
4. Neighborhood Revitalization: Identify and improve low-income neighborhood areas appropriate for revitalization through direct citizen involvement.
5. Homelessness: Support comprehensive, integrated service systems to transition local homeless families and individuals to housing and self-sufficiency.
6. ADA Improvements: Continue to utilize CDBG and General Fund resources, as they become available, to address the public facility needs identified in the City's ADA Transition Plan.

CDBG Funded Activities in Escondido

Progress continues to be made towards addressing the community development priorities of the Fiscal Year 2015-2019 Five-Year Consolidated Plan. Additional efforts are still required to improve the quality of life for Escondido's low and moderate-income residents. Such activities are currently underway for Fiscal Year 2018-2019, the fourth year of the Consolidated Plan period, and are listed in Attachment 2. Priorities of the Consolidated Plan and their corresponding activities also address the current City Council Action Plan priorities, specifically Neighborhood Improvement and Economic Development.

For Fiscal Year 2019-2020, the fifth year of the Five-Year Consolidated Plan, it is recommended that the City Council re-affirm the community development priorities. The City's and the community's efforts in addressing these priorities, to date, support the continuation of services directed toward targeted low and moderate income neighborhoods.

In the alternative, the City Council may direct that the community development priorities of the Consolidated Plan be amended to include new or additional priorities.

Allocation Process for Fiscal Year 2019-2020 CDBG-Funded Activities

In keeping with HUD regulation, the City of Escondido has used the allowable 15 percent public service allocation to provide services in targeted low and moderate-income neighborhoods to address the Five-Year Consolidated Plan priorities. The City conducts two public hearings in accordance with its Consolidated Plan policy, and utilizes a streamlined allocation process for CDBG. A community outreach meeting was held in the Mitchell Room on March 7, 2019 to gather input on the desired CDBG and ESG projects and activities for the upcoming year. Staff has prepared the draft CDBG Program Guidelines (included as Attachment 3) and RFP (included as Attachment 4) for the use of Fiscal Year 2019-2020 CDBG funds. Upon authorization of the City Council, staff will distribute the RFP to prospective applicants immediately. A public hearing to approve the Fiscal Year 2019-2020 One-Year Action Plan for CDBG, allocating the Fiscal Year 2019-2020 funds, is tentatively scheduled for May 8, 2019.

HUD Regulations for ESG

Fiscal Year 2019-2020 will be the fourth year in which the City of Escondido receives ESG funds. The ESG program provides funding to meet the following objectives: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families/individuals from becoming homeless. ESG regulations place limitations on the amount of funding grantees may use for administration and program delivery. No more than 7.5 percent of a grantee's annual ESG allocation may be used for program administration. No more than 60 percent of the total fiscal year grant may be used for street outreach and emergency shelter activities combined.

City of Escondido's Homelessness and Homelessness Prevention Priorities

Based on community needs assessments and public participation, eligible ESG objectives were prioritized to meet the greatest needs in the City of Escondido:

1. Rapid re-housing for homeless individuals and families,
2. Homelessness prevention,
3. Emergency shelters,
4. Essential services to shelter residents, and
5. Engagement of homeless individuals and families.

In the alternative, the City Council may direct that the objectives be re-prioritized.

Staff has prepared the draft ESG NOFA (included as Attachment 5) for the use of Fiscal Year 2018-2019 ESG funds. Upon authorization of the City Council, staff will distribute the RFP to prospective applicants immediately. A public hearing to approve the Fiscal Year 2019-2020 One-Year Action Plan for ESG, allocating the Fiscal Year 2019-2020 funds, is tentatively scheduled for May 8, 2019.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

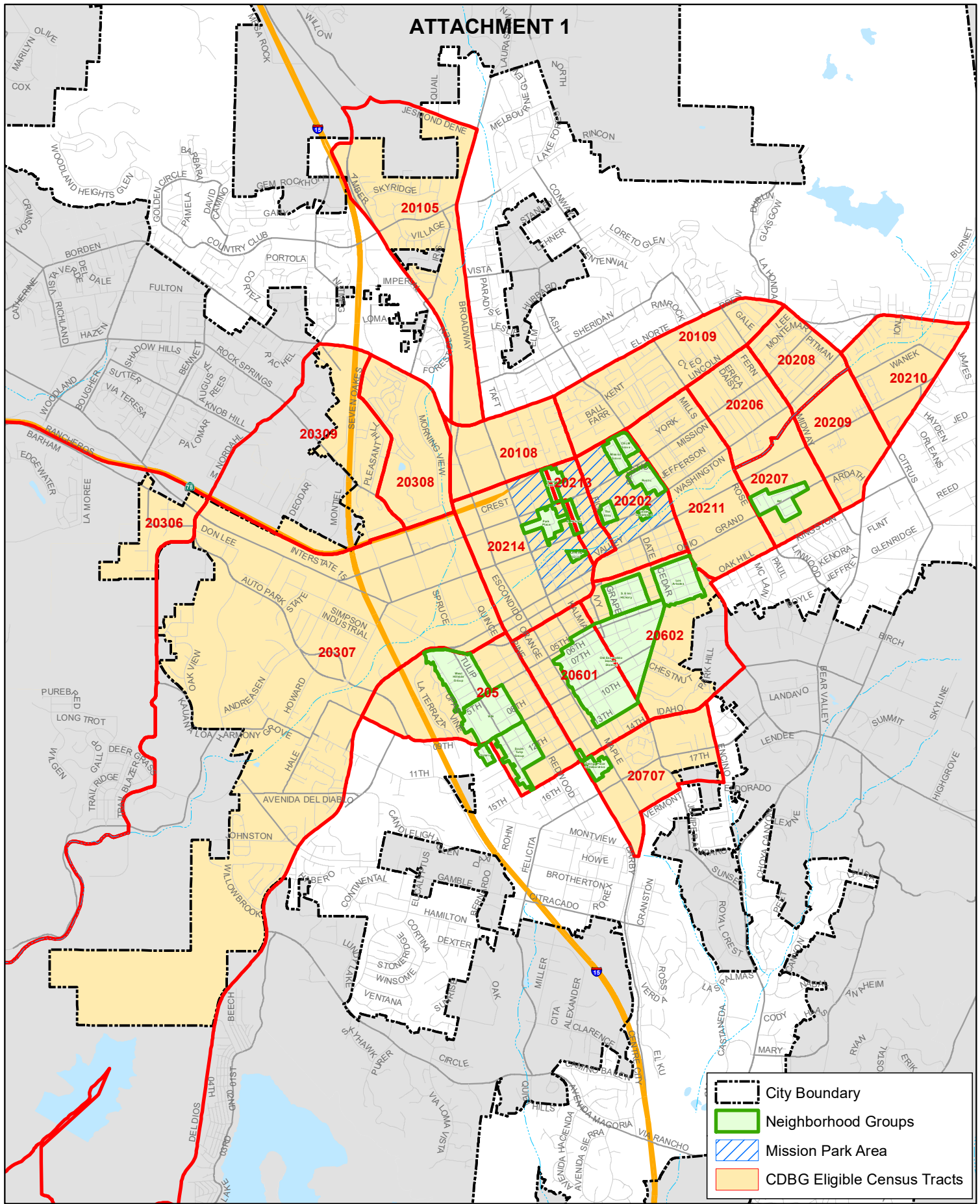
Bill Martin, Director of Community Development
3/13/2019 10:51 a.m.





Karen Youel, Housing & Neighborhood Services Manager
3/13/2019 11:57 a.m.

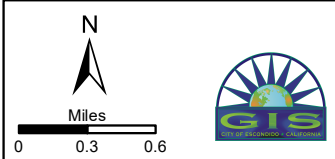
ATTACHMENTS:

1. Attachment 1 – Map of CDBG-Eligible Census Blocks
2. Attachment 2 – Fiscal Year 2018- 2019 Activities
3. Attachment 3 – Draft CDBG Program Guidelines
4. Attachment 4 – Draft CDBG RFP
5. Attachment 5 – Draft ESG NOFA

ATTACHMENT 1



-  City Boundary
-  Neighborhood Groups
-  Mission Park Area
-  CDBG Eligible Census Tracts



Neighborhood Groups and CDBG Areas

Attachment 2

**City of Escondido, Fiscal Year 2018-2019
CDBG Allocations
2018 HUD Allocation: \$1,791,466
Available CDBG Unallocated Funds: \$135,000**

	Administration - 20% cap of allocation (\$358,293 max.)	
116-109	CDBG Administration	\$ 324,248
344259	Fair Housing	\$ 34,045
	Total	\$ 358,293
	Public Service - 15% cap of total available (\$268,720 max.)	
344469	Learn to Swim	\$ 15,000
344429	Senior Transportation	\$ 34,610
344489	Senior Nutrition	\$ 56,110
344419	Senior CARE	\$ 13,000
344640	Neighbor to Neighbor	\$ 50,000
344379	In Home Meal Delivery	\$ 25,000
344439	The Alliance (formerly the Winter Shelter)	\$ 45,000
344661	San Diego Children's Museum	\$ 5,000
	Escondido Education COMPACT	\$ 25,000
	Total	\$ 268,720
	Uncapped Capital Improvement & Other Neighborhood Revitalization Activities - (No max.)	
344580	Code Enforcement	\$ 115,000
344359	Grants to Blocks	\$ 60,000
344500	Project Neat	\$ 35,000
344610	Graffiti Removal	\$ 90,000
338129	**Tulip St. Improvements (West Hillside)	\$ 325,000
342650	Street Light LED Retrofit Program	\$ 150,000
	Creek Trail Fencing	\$ 310,000
	Old Escondido Lighting	\$ 214,453
	Total	\$ 1,299,453
	Total CDBG Allocations	\$ 1,926,466

**City of Escondido, Fiscal Year 2018-2019
ESG Allocations
2018 HUD Allocation: \$143,015**

FY 18-19

Administration -7.5% cap of allocation (\$10,726 max)	
ESG Administration	\$ 10,726
Total	\$ 10,726
Total Available for Other Activities (\$126,162 max)	
Interfaith	\$ 132,289
Total	\$ 132,289
Total ESG Allocations	\$ 143,015

ATTACHMENT 3



Housing & Neighborhood Services Division

FY 2019-2020 Community
Development Block Grant (CDBG)
Program Guidelines

CFDA 14.218

(FOR PUBLIC SERVICES AND PUBLIC FACILITIES APPLICATIONS AND PROPOSALS)

Submission Deadline:
Monday, April 22, 2019, 4:00 p.m.

201 N Broadway
Escondido, CA 92025

Introduction & Community Development Block Grant Program Overview

Funding for the federal Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act. The US Department of Housing and Urban Development (HUD) provides grants on a formula basis to entitled cities and counties, including the City of Escondido, to develop viable urban communities through the provision of decent housing, a suitable living environment, and by expanding economic opportunities for lower income persons.

These Guidelines are for projects seeking funding during the fiscal year beginning on July 1, 2018. The specific amount of funding to be received from HUD for FY 2019-2020 has not yet been determined. However, the current state of the national economy will most likely have an impact on the final funding levels. No final decisions can be made until federal allocations are finalized.

In FY 2018-2019, the City received approximately \$1,791,000. If the City receives a similar award in FY 2019-2020, a maximum of 15% of the total allocation (approximately \$269,000) may be made available for public service programs and projects to be administered by the City or by subrecipients. Another 20% of the CDBG allocation is reserved for administration and mandatory fair housing requirements; the remainder will be available for public facilities and infrastructure projects, to be administered by the City or by subrecipients. The City may choose to reserve funding for City administered programs including senior and youth services, graffiti remediation and code enforcement activities.

For FY 2019-2020, two types of activities will be considered for funding through this application process: 1) Public Services projects and programs; and 2) Public Facilities/ Capital Improvement projects.

APPLICANT ELIGIBILITY

The following organizations are eligible to apply for this funding:

- Non-profit organizations, City departments, neighborhood organizations, schools, and faith-based organizations may apply for this funding. Non-profit organizations must be granted non-profit status under the internal Revenue Code (Section 501(c)(3), (c)(4) or (c)(5)), and must be incorporated for at least one (1) year by the application submittal date.

Faith-based organizations cannot use CDBG funds to support worship, religious instruction or proselytization. Religious activities must be offered separately from the CDBG supported activity. Faith-based organizations that participate in the CDBG program will retain independence from federal, state, and local governments and may carry out its mission provided CDBG funds are not used to support religious activities. Faith-based organizations that participate in the CDBG program shall not discriminate against a program beneficiary on the basis of religion or religious belief.

NOTE: The City of Escondido does not directly fund individuals through this program.

PROJECT ELIGIBILITY

In order to qualify for CDBG funding, federal regulations require that all programs and projects must (A) meet one of three national Objectives; (B) address one or more of the local Consolidated Plan Goals and Priorities; (C) be an eligible activity as set forth in 24 CFR §570.201; and D) not be ineligible as set forth in 24 CFR §570.207, among other requirements. **Projects that fail to meet these applicable tests will NOT BE considered for CDBG funding.**

A. **National Objectives.** CDBG projects must meet one of the National Objectives:

- 1) **Benefit a majority of low and moderate-income (LMI) residents.** "Low and moderate-income" is defined as those persons and households who earn at or below 80% of the Area Median Income (AMI) adjusted for family size for the San Diego Metropolitan Service Area (MSA) as defined in Section 102 of the Housing and Community Development Act of 1974, as amended. Income limits are adjusted annually by HUD. (See Attachment A of these Guidelines for current AMI limits.) Documentation of benefit to LMI persons is required for all CDBG-funded projects; or
- 2) Meet a community need having a particular urgency because existing conditions pose a serious and immediate threat to the health and/or welfare of the community and no other financial resources are available to meet the need; or
- 3) Aid in the prevention or elimination of conditions of slum and blight.

The City of Escondido has typically funded projects filling the first National Objective.

B. **Consolidated Plan Goals and Priorities.** In addition, the City has adopted local Goals and Priorities for allocation of CDBG funding. The Goals and Priorities, summarized below, are more fully described in the FY 2015-2019 Five-Year Consolidated Plan which is available for review at the Housing & Neighborhood Services public counter, located at 201 N Broadway, Escondido, CA 92025. The Amended FY 2015-2019 Consolidated Plan is also available for review on the City's website at https://www.escondido.org/Data/Sites/1/media/pdfs/Neighborhood/FY_2015-2019_Five-Year_Consolidated_Plan.pdf. CDBG projects must address one or more of the local Goals/Priorities to qualify for funding:

Goal 1: Youth

Priority Need: Providing educational and recreational programs

Goal 2: Neighborhood revitalization

Priority Need: Improve the livability of neighborhoods

Goal 3: Homeless services

Priority Need: Support homeless shelter and other services

Goal 4: ADA improvements

Priority Need: Incorporate ADA assessable features in all CDBG public improvement projects and address public facility needs as they are identified

Goal 5: Economic Development

Priority Need: Support adult education and training

Goal 6: Senior Assistance

Priority Need: Support senior services

C. Eligible Activities. Further, CDBG Projects and activities must be eligible as set forth in 24 CFR §570.201:

Public Service Activities: Eligible programs under the Public Services category include services concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation and others.

Examples of services and programs potentially eligible under this category include:

- Crime awareness and prevention programs serving low-income residents
- Programs providing services to homeless and non-homeless special needs persons, such as disabled persons, the elderly and other persons with special needs
- Neighborhood revitalization services - programs that support neighborhood revitalization efforts in targeted areas

Public Facilities/Capital Improvement Activities: Eligible projects under this category include public facilities, community facilities, and public improvement projects, including but not limited to all facilities that are publicly-owned or privately-owned (by an organization or school) and open to the general public, and provide a benefit to low income residents or low income areas that are primarily residential.

Examples of projects potentially eligible under this category include:

- Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, including Americans with Disabilities Act (ADA) improvements
- Infrastructure improvements (construction or installation) including but not limited to streets, curbs, and water and sewer lines
- Neighborhood facilities including libraries, recreational facilities, community centers, parks, playgrounds
- Facilities for persons with special needs such as senior centers, facilities for the homeless, or group homes for the disabled

D. Ineligible Activities. CDBG projects must not be ineligible as set forth in 24 CFR §570.207.

Examples of activities that will render a project ineligible include:

- Programs or services that primarily serve non-Escondido residents
- Projects or programs that do not serve primarily LMI persons
- New housing construction
- Political activities

- Income payments, stipends, marketing and fundraising
- Purchase of equipment, furnishings or personal property
- Services that promote religious activities
- Payment of debt or pre-award expenses
- Entertainment, furnishings and personal property

DOCUMENTATION OF BENEFIT TO LOW AND MODERATE-INCOME BENEFICIARIES

As noted above, all programs and projects funded with CDBG funds must benefit primarily LMI individuals and families (the primary national objective). In order to determine whether and how a project benefits LMI persons, the applicant must clearly define who will be served by the project or service (the “target population”). Documentation of benefit to LMI persons is required for all CDBG-funded projects.

Once the target population is determined, the proposed project will be categorized as either Area Benefit or Limited Clientele. Housing & Neighborhood Services staff will make the final determination of which category a project or program will fall into and the level of documentation required.

- A. **Area Benefit.** If the program or project serves all residents of a particular area that contains primarily LMI persons, the project may qualify as an Area Benefit activity. For these activities:
1. The boundaries of the service area must be clearly defined. Applicants must attach a map showing the project location and draw lines on the map outlining the boundaries of the geographic area served; and
 2. At least 51% of the residents in the service area must be LMI.

A map of Escondido’s low-mod census blocks is included as Attachment B for reference.

- B. **Limited Clientele.** If the project serves a particular clientele that is primarily LMI (but serves the whole city), the project may qualify as a Limited Clientele activity. For these activities:
1. Intake and/or qualification procedures must be in place (or be developed) that capture demographic information from each participant, including race, ethnicity, household size and the income levels of all persons being served; AND
 2. At least 51% of the persons served by the proposed program must be LMI (see Attachment A – Area Median Income Limits); OR

3. Presumed benefit: If the program exclusively serves clientele that are “presumed” to be LMI, information about income does not need to be collected; however, information about race, ethnicity, etc. must still be collected. “Presumed benefit” populations include abused children, battered spouses, elderly persons (age 62 and older), severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers.

HUD’S DEFINITION OF DISABLED PERSON:

A person who is determined to:

- A. Have a physical, mental, or emotional impairment that:
 - Is expected to be of long-continued and indefinite duration;
 - Substantially impedes his or her ability to live independently; and
 - Is of such a nature that the ability could be improved by more suitable housing conditions; or
- B. Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
- C. Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

HUD’S DEFINITION OF ELDERLY PERSON / HOUSEHOLD:

A household where either the head of the household, or spouse/co-head, is age 62 or older.

ENVIRONMENTAL REVIEW REQUIREMENTS

An Environmental Review is required for each project or program that receives CDBG funding. Premature commitment or expenditures of any funds prior to completion of the environmental review will jeopardize the eligibility of the project. This includes use of an agency’s matching funds from other sources. Environmental reviews are required to comply with National Environmental Policy Act (NEPA) and HUD’s enforcement measures. The review includes analysis of 13 federal laws designed to protect certain environmental areas. If the Application is funded, City staff will initiate the review and the agency will be kept informed about the estimated length of time to clear the project.

The environmental review process for Public Service programs usually (but not always) requires a lower level review, normally can be completed at no cost, and can usually be cleared quickly so as not delay the program start up. However, especially for Public Facilities projects, if an Environmental Assessment or higher level of review is required, the project applicant may be

required to engage a qualified professional from an outside environmental consulting organization whose qualifications must be approved by the City prior to engagement, at its own cost. Depending upon the project location and environmental conditions, projects involving construction, rehabilitation and demolition can take up to 120 days to obtain an environmental clearance.

ADA ACCESSIBILITY FOR PERSONS WITH DISABILITIES

The Americans with Disabilities Act (ADA), State Title 24, and the Fair Housing Act prohibit discrimination based on disability. Please be advised that your project will be reviewed for compliance with federal and state laws as they relate to accessibility. Accessibility includes such things as: entrance ramps, parking with universal logo signage, grab bars around commodes and showers, required height for toilet seats, space for wheelchair maneuverability, accessible water fountains and counters, and other improvements needed to assure full access for the disabled, including the blind and deaf. Additional information can be found at www.ada.gov.

FINGERPRINTING

CDBG-funded staff working with children, persons with disabilities, and the elderly must be fingerprinted, via live scan fingerprinting. This is an eligible CDBG cost and should be reflected in the budget.

CONFLICT OF INTEREST

Conflicts of interest (or appearance thereof) can plague activities supported with federal funds. The general rule is that no employee, board member, officer, agent, consultant, elected official, or appointed official of the recipients or sub-recipients that are receiving funds under a CDBG-assisted program who have responsibilities with respect to the CDBG activities or are in a position to participate in decision making processes or have access to inside information with regard to the activities can obtain a financial interest or benefit from a CDBG assisted activity during their tenure or for one year thereafter (Federal Regulation 24 CFR 570.611). Agencies should maintain a written code of standards of conduct governing the purchase of materials, product, supplies, and services and awarding and administering sub-recipient contracts. Personnel involved in the procurement process must be trained to recognize situations that create conflicts of interest, or the appearance of a conflict of interest.

The agency personnel should:

- Be familiar with the agency's code of ethics and potential conflict of interest issues.

- Not take gifts or gratuities from persons or organizations associated with the procurement process.

DAVIS-BACON LABOR STANDARDS

Construction work that is financed in whole or in part with CDBG funds is most likely subject to the Federal labor standards requirements, including the Davis-Bacon and Related Acts, for payment of prevailing wages. Additional information is available in the publication Contractor's Guide to Davis-Bacon: Prevailing Wage Requirements for Federally-Assisted Construction Projects. A copy of this publication may be obtained from the HUD Labor Relations website located at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/labor_standards_enforcement , which contains additional labor compliance resources that may be of assistance. Triggering of Davis-Bacon and Related Acts may increase the project costs.

If construction work is proposed, contact CDBG Program staff at (760) 839-4057 for assistance in determining whether your project is subject to Davis-Bacon requirements.

LEAD-BASED PAINT REGULATIONS

HUD has issued final regulations on notification, evaluation, and reduction of lead-based paint hazards in some facilities receiving federal assistance. Rehabilitation of facilities where children are served may be affected by this regulation resulting in testing the painted surfaces that will be disturbed to determine the presence of lead-based paint. If paint surfaces are not lead-free, safe work practices will be required along with possible methods of removal.

ASBESTOS TESTING

An asbestos survey (AHERA) will be required on all renovation projects to determine the presence of asbestos. The agency should include the cost of the survey and provide for contingency funds for remediation if asbestos is present. The survey will visually review all suspect asbestos containing materials (ACMs) associated with the building's interior and will collect samples for laboratory analysis prior to the Public Facilities renovation project. The survey will identify whether asbestos containing materials were found and what classification.

SECTION 3 REQUIREMENTS

All housing construction, demolition, rehabilitation and other public construction projects funded with CDBG funds must comply with Section 3 requirements to the greatest extent feasible. The City is committed to improving economic conditions in our community. The City will actively implement Section 3 regulations to direct work paid for by federal funds to Section 3 Residents and to Section 3 Business Concerns. Under the federal regulations, Contractors will satisfy the “greatest extent feasible” requirements by meeting the following numerical goals:

- 1) 30% of all New Hires shall be Section 3 Residents. A New Hire is defined as a new, full-time employee hired on a permanent, temporary or seasonal basis for a position that is generated from the expenditure of HUD funds covered by the Section 3 regulations. New Hire refers to a person who is not on the Contractor’s payroll at the time of award of a Section 3 Covered Contract or at the time of receipt of Section 3 Covered Assistance.
- 2) 10% of the total dollar amount of all covered construction contracts and subcontracts shall be awarded to Section 3 Business Concerns; and
- 3) 3% of the total dollar amount of all covered non-construction contracts shall be awarded to Section 3 Business Concerns. This includes professional service agreements provided that the work to be performed by the professional is for work generated by the expenditure of the Section 3 Covered Assistance or for work arising in connection with a Section 3 Covered Project.

VOLUNTEERS

The use of volunteers on a Public Facilities project, who are not otherwise employed by the agency or contractor, requires City approval. Depending on the work the volunteers will perform, state-licensing requirements will apply. For example, volunteers performing trade work (electrical, plumbing) must be licensed. To determine in-kind volunteer contributions requested in the budget, use the estimated amount of what a paid worker would earn doing the same type of work.

MATCHING OR LEVERAGED FUNDS (COST SHARING)

Matching or leveraged funds are those other agency resources (non-CDBG) immediately accessible and firmly committed that are to be applied to the program or project. Leveraged funds can include a combination of cash, grants, loans, or in-kind resources available to finance the program costs. Program costs can be shared among all leveraged funding sources. In-kind contributions must have a specific dollar value established in accordance with generally accepted accounting principles. The basis of determining the value for personal services and donated materials and supplies must be identified and documented in the Application. Volunteer services may be counted if the service is an integral and necessary part of an approved CDBG-funded program. Rates for hours should be consistent with those paid for similar work in the labor

market in which the applicant competes for the services involved. The value assigned to donated materials and supplies should be reasonable and should not exceed market value at the time of donation.

CDBG APPLICATION REVIEW PROCESS

The City of Escondido's CDBG funds will be allocated annually through an Application process to the maximum extent practicable within the City of Escondido. To encourage public participation in the development of the CDBG program, the City has adopted a Citizen Participation Plan which outlines the procedures to be followed by public officials and private citizens to establish projects to be funded for a given program year that address identified needs in the Five Year Consolidated Plan. The complete Citizen Participation Plan is available for review in the City of Escondido's Housing & Neighborhood Services Division, 201 N Broadway, Escondido, CA 92025.

A summary of the Application Review Process is provided below for applicants and/or private citizens who wish to participate in the City's CDBG program:

- Upon receipt of an Application received prior to the deadline, Housing & Neighborhood Services staff will log the Application and mark it with the date and time received.
- Staff will initially review all Applications for completeness, conformance with technical criteria as listed in these Guidelines and the Application itself, and if appropriate, will transmit a copy of the Application submittal to appropriate City departments for additional review. Criteria for review will include, but not be limited to:
 - Eligibility of the activity under CDBG regulations;
 - Compliance with a CDBG national objective;
 - Consistency with the priorities and specific Goals established in the Five-Year Consolidated Plan;
 - Prior experience with CDBG and/or other grant programs;
 - Prior experience in the community;
 - Agency administrative and financial capacity to carry out the proposed activity;
 - Pre-award risk analysis based on a variety of criteria including but not limited to funding, subrecipient history, complexity of the project;
 - Feasibility and appropriateness of the project budget; and
 - Appropriateness of the design of the proposed project or program delivery approach.
- Staff may request additional information from applicants for further clarification as required. This review summarizes the project and notes any concerns with the proposal.
- An internal review committee may be utilized. If utilized, review committee members will be provided with the Applications, the technical review summaries, and any agency response, if additional information was requested.
- Staff (and the review committee, if any) will review each eligible Application, and will forward recommendations to City Council at a Public hearing. Staff will make copies of all eligible Applications available for City Council and public review 72 hours prior to the Public hearing(s).

- The City Council will review and adopt final allocations to projects and programs at a Public Hearing (typically held in April/May). These final allocations will be included in the One Year Action Plan that will be submitted to HUD on or before May 16, 2019 (or a later date if justified by CPD Notice 19-01).
- Once the One Year Action Plan is approved by HUD and all other stated conditions are met (including completion of the required Environmental Review), project activities may begin (but no earlier than July 1, 2019).

TECHNICAL ASSISTANCE AVAILABLE

The CDBG program staff are available to provide technical assistance in determining project/program eligibility and to ensure proposed projects are in compliance with the CDBG National Objectives and other regulations established by HUD. Staff cannot provide assistance in developing a program or writing the Application.

Technical assistance is available from 8:00 a.m. to 5:00 p.m. Monday through Friday. Please call Housing and Neighborhood Services staff at (760) 839-4057 for assistance by telephone or to make an appointment in the office.

SUMMARY OF ADDITIONAL CDBG PROGRAM REQUIREMENTS

- Congress created the CDBG program and numerous federal regulations apply. Agencies that are funded (subrecipients) will be required to execute a contract with the City listing their responsibilities for meeting all federal requirements along with the City.
- Affirmative action, nondiscrimination in services and employment practices and ADA requirements apply; certification of a Drug Free Work Place is required.
- Subrecipients and contractors must not be de-barred.
- Funded agencies cannot be indebted to the IRS or to the City of Escondido nor have judgments or liens.
- The City's Section 3 and MBE/WBE goals must be met to the greatest extent feasible.
- Subrecipients and contractors must have a verifiable DUNS number.
- City and HUD shall have access to the project records and payroll records as set forth in the funding agreement.
- Subrecipients are responsible for Worker's Compensation benefits, or claims by employees and must indemnify and hold the City harmless against any and all claims.
- CDBG funds are reimbursed monthly and based upon required source documentation, i.e. timecards, cancelled checks, receipts, bank statements, etc.
- Quarterly and Annual performance reports are required (see Attachment C for additional information).
- Proof of Insurance is required if funding is awarded (see Attachment D for additional information).

- Subrecipients will be subject to desk and/or on-site monitoring throughout their contract period.
- Organizations are strongly discouraged from applying for funds unless they are ready to implement the activity proposed for funding. If contracts are not signed within 6 months of the start of the fiscal year (December 31, 2019), funds are subject to cancellation. CDBG Public Service projects must be implemented by July 1, 2019 and must start providing services effective July 1, 2019.
- Subrecipients will be subject to timeliness of funds. Subrecipient should design their program with an eye to minimize the amount of CDBG funds that will sit idle for a long period of time. The City will require that the subrecipient submit reimbursements on a monthly or quarterly basis in order to meet this criteria.

PREMATURE COMMITMENT OR EXPENDITURE OF FUNDS PROHIBITED

IMPORTANT: Program expenses that have been committed or expended prior to HUD approval of the One Year Action Plan, City Council approval of the project allocation, NEPA environmental clearance, and execution of the CDBG contract are not eligible for reimbursement.

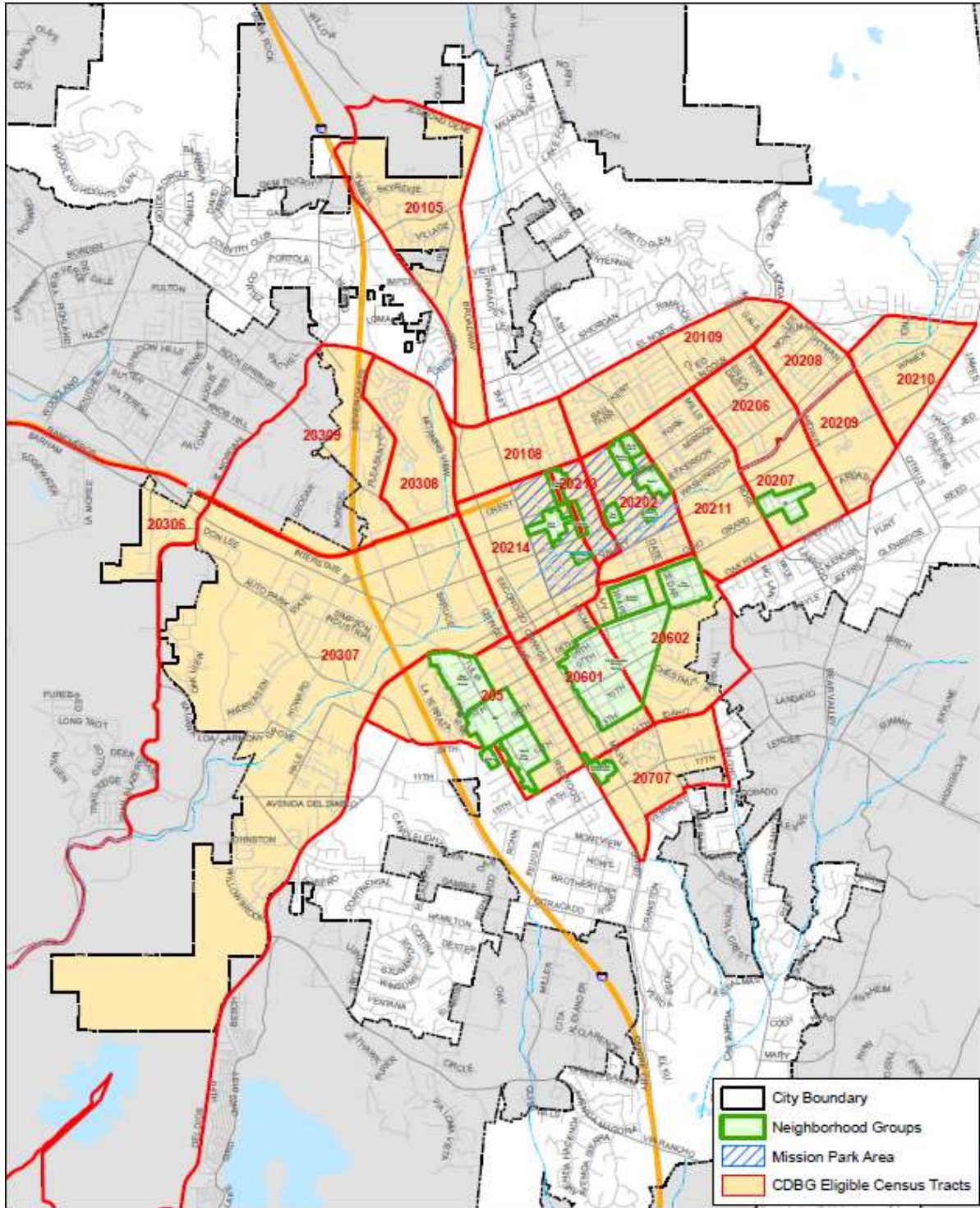
DRAFT

Attachment A – Area Median Income Limits for San Diego County

(subject to annual revisions)

ELIGIBLE INCOME LIMITS CHART 2018									
San Diego-Carlsbad-San Marcos									
HOUSEHOLD SIZE									
		1	2	3	4	5	6	7	8
30%	Extremely low	\$20,450	\$23,400	\$26,300	\$29,200	\$31,550	\$33,900	\$36,250	\$38,550
50%	Low	\$34,100	\$38,950	\$43,800	\$48,650	\$52,500	\$56,450	\$60,350	\$64,250
80%	Moderate	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
Income Limits effective June 1, 2018									

Attachment B – Map of Low-Mod Census Tracts



Attachment C – Reporting Requirements for Funded Agencies

Applicants receiving FY 2019-2020 City of Escondido Community Development Block Grant (CDBG) funding must be aware of the following additional reporting requirements.

Why Accurate Reports are Necessary:

CDBG funds are allocated to projects and programs throughout the City of Escondido; however the funds originate at the federal level, through the U.S. Department of Housing and Urban Development (HUD). The City of Escondido is required to report to HUD the accomplishments of each grant given to agencies.

How long will CDBG-Funded Agencies be required to report:

Agencies funded for Public Services programs: Agencies will be required to submit Quarterly and Annual performance reports on forms provided by the City **for the entire fiscal year in which the program is funded.**

Agencies funded for Public Facility improvement projects: Pursuant to the CDBG regulations, any real property acquired or improved in whole or in part with CDBG funds in excess of \$25,000 shall be used to meet one of the national objectives (benefit low/moderate income persons) **until five years after expiration of the contract with the City.** Therefore, agencies receiving this category of funding will be required to submit Quarterly and Annual performance reports on forms provided by the City for the duration of the contract and **for five years after completion of the project.**

Additionally, agencies must provide a copy of financial audits for any year in which CDBG funds were used. Typically, this will mean that agencies funded for Public Service programs will be required to provide an audit for FY 2019-2020. Construction projects which are not completed in a single fiscal year will be require multiple audits to be submitted⁷. Failure to provide appropriate financial statements will make an agency ineligible in future years.

What reports will be required of CDBG-Funded Agencies:

All projects that provide benefit to LMI residents (except those providing an Area Benefit) will be required to collect, and keep records of specific demographic data about their program participants, and to report that data quarterly and annually on forms provided by the City (the Periodic Program Report). Intake and/or qualification procedures must be in place (or be developed) to capture demographic data and other information from **each participant**. Required report measures include:

- The number of persons assisted;
- Income levels of all persons assisted (30, 50, or 80% of the median income, adjusted for household size; see Attachment A – Area Median Income Limits table);

- Race and ethnicity of the persons assisted;
- The number of persons assisted that are homeless;
- The number that are disabled; and
- The number that female heads-of-household.

In addition, a narrative report must accompany each Periodic Program Report and can be tailored to report progress on the objectives of the contract with the City, as well as analyze the benefits of the program to the community. Report measures will be negotiated and may include:

- The progress of the activity (include at least one performance measurement: progress of construction, % of completion, etc.);
- Amount of Other funds leveraged for the program (how and to what extent CDBG funds were helpful in attracting other grant or donor funds);
- Additional measures of success that were volunteered in the original project Application to attract CDBG funding (number of parents attending meetings, number of new jobs created, etc.)

Reimbursement Claims:

This is a cost reimbursement program. No funds will be provided to grantees upfront. Back-up documentation will be required for all costs submitted for reimbursement. Only those items included in the approved budget, or through an approved budget amendment, will be eligible for reimbursement.

**CITY OF ESCONDIDO
CDBG PROGRAM
PERIODIC PROGRAM REPORT**

FY Period Reported: FY 16-17

Quarter Reported: _____

Agency Name: _____

Reporter's Name: _____

Program Name: _____

Phone Number: _____

Numbers reported must reflect number of Persons served. Persons served is defined as all program clients assisted with Escondido's CDBG funding that are not already counted by other cities' CDBG funding. If your program receives funding from other sources and/or assists clients from more than one city, you should count them as long as they are not already counted by the other city(ies). Households (H) may only be reported with previous approval of the Housing & Neighborhood Services Division only.

Check Here only if program is counting Households (H) instead of Persons (P) <input type="checkbox"/>	<u>QUARTERLY</u> Total Number of new <u>Persons served</u> this Quarter	<u>New Persons served</u> this Quarter who reported Hispanic ethnicity (by Race)	<u>YEAR-TO-DATE</u> Total number of <u>Persons served</u> (since July 1 of current FY)	<u>YEAR-TO-DATE</u> Number of <u>Persons served</u> who reported Hispanic (by Race)
1. TOTAL				

	Total # Each Race	Total # of Hispanics Each Race	Year-to-date Total # Each Race	Year-to-date Total # of Hispanics Each Race
White				
Black / African American				
Asian				
American Indian / Alaskan Native				
Native Hawaiian / Other Pacific Islander				
American Indian / Alaskan Native and White				
Asian and White				
Black / African American and White				
American Indian / Alaskan Native & Black / African American				
Other/Multi-Racial				
2. TOTAL				

DO NOT FILL IN THE SHADED BOXES BELOW.

Extremely Low Income (0-30% MFI)				
Low Income (>30-50% MFI)				
Moderate Income (>50-80% MFI)				
Income above 80% MFI				
3. TOTAL				

Homeless				
Female Headed Households				
Disabled/Special Needs				

IMPORTANT—PLEASE NOTE: 1) Hispanic is no longer considered a race, but an ethnicity and must be reported separately. A member of any race may also report as Hispanic. "Other" is for multi-racial reports only and must be identified in the narrative report. 2) **Totals for lines 1, 2a, and 3 must match each other for each column.** 3) List only unduplicated program participants—clients receiving continued services from previous fiscal year may be counted only once during the contract year (usually in the first month). 4) **A narrative report must accompany this form.** The narrative should reflect all other data collected as agreed in the contract, such as number of families served, number of projects completed, number of program hours provided, or other performance outcome measurements. For questions about this report form, please contact Nancy Melander at (760) 839-4579 or nmelander@escondido.org.

Attachment D – Insurance Requirements for Public Service Proposals

If the Application is funded, the agency will enter into a contract with the City of Escondido. All City contracts require insurance and indemnification language so that the responsibility for paying claims is established with the agency and ensures that financial resources are available to pay claims. The subrecipient shall agree to provide an acceptable certificate of insurance and endorsements evidencing coverage. The insurance requirements listed are minimum requirements and the City in no way warrants that the minimum limits are sufficient to protect the agency from liabilities that might arise from carrying out the funded program. The agency is free to purchase additional insurance, as they deem necessary.

Depending upon the program activities and the program beneficiaries, several types of insurance coverage will be required. This information is provided to help in the development of the overall operating cost of the proposed program and to ensure sufficient funds are set aside for insurance.

Minimum Scope and Limits of Insurance - coverage with limits of liability not less than those stated below are required for funded CDBG Public Service programs.

Commercial General Liability

- General Aggregate \$2,000,000
- Products – Completed Operations Aggregate \$1,000,000
- Each Occurrence \$1,000,000

Automobile Liability - Combined Single Limit \$1,000,000

- Required only if activities involve the use of transportation in the provision of services
- Bodily Injury and Property Damage for any owned, hired, and non-owned vehicles used in the performance of this Contract.

Worker's Compensation and Employers' Liability

- Workers' Compensation
- Statutory
- Employers' Liability

Professional Liability - Errors and Omissions Liability

- Required only if activities involve providing professional services
- Each Claim \$1,000,000

NOTICE OF CANCELLATION: Insurance policies must be the appropriate coverage for and shall not be suspended, voided, canceled, reduced in coverage or endorsed to lower limits.

ACCEPTABILITY OF INSURERS: Insurance is to be placed with insurers duly licensed in the state of California and with an “A.M. Best” rating of not less than A-, with a V or better in the Financial Size Category. The City in no way warrants that the above-required minimum insurer rating is sufficient to protect the Agency from potential insurer insolvency.

VERIFICATION OF COVERAGE: The City must receive certificates of insurance (ACORD form or equivalent approved by the City) as required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage. The City of Escondido must be listed as an additional insured (to the extent City is indemnified pursuant to the Indemnity Provisions herein) on all certificates of insurance.

PROFESSIONAL LIABILITY INSURANCE: Professional liability insurance protects against losses that occur when a "professional" fails to practice his or her art to the usual and customary standards of that profession.

Therefore, there can be risks to the Agency associated with errors (or allegations of errors) in the professional’s work product or judgment. In order to determine if your proposed program will need professional liability insurance, ask yourself:

- Will the program employ professional licensed or certified workers (i.e. accountants, teachers, medical professionals, psychologists, etc.)?
- Will the information developed by the professional be used in a decision-making process within the Agency that could create a liability?

If the answer is **yes** to either of these questions, then professional liability insurance would be required.

The types of losses that can occur under such circumstances are often excluded under general liability policies. They can be covered through separate professional liability insurance policies, also known as “**errors and omissions**” (E&O) liability insurance.

Examples of services that would require professional liability coverage include but are not limited to:

Accountants	Childcare workers	Consultants
Auditors	Financial consultants	Teachers
Attorneys	Medical professionals	Social Workers



Housing & Neighborhood Services Division

FY 2019-2020 Community Development Block Grant (CDBG) Program Funding Application (CFDA 14.218)

(FOR PUBLIC SERVICES AND PUBLIC FACILITIES APPLICATIONS AND PROPOSALS)

Submission Deadline:

Monday, April 22, 2019, 4:00 p.m.

For technical assistance, contact:
Dulce Salazar, Department Assistant
Neighborhood Services Division
201 N. Broadway
Escondido, CA 92025
(760) 839-4057

DSalazar@escondido.org

GUIDELINES FOR COMPLETION OF CDBG APPLICATION

GUIDELINES FOR PREPARATION OF PROJECT NARRATIVE

- A. Statement of Problem/Need: Describe the problem or need that the proposed activity is intended to address, based on your understanding of the priorities.
- B. Target Population: Describe the characteristics of the population to be served (i.e., homeless, youth, seniors, persons with disabilities, etc.) or the area to be benefited, and how this population meets CDBG guidelines.
- C. Project Goal and Objectives:
1. State the overall goal of the project and list up to 3 specific objectives; describe the method of approach to be used to accomplish the goals and objectives. One of the objectives will be used for performance measurement during the year (measuring impact of the program).
 2. Indicate the number of service units that will be provided (for example, number of counseling sessions, health screenings, hours of after school activities, etc.), the number of unduplicated clients who will be served, the number of unduplicated clients who are low/moderate-income, and the number of unduplicated clients who are residents of Escondido.
- D. Project Description:
1. Describe the work to be performed, activities to be undertaken, or the services to be provided.
 2. Describe the procedures for documenting program participation, including the racial, ethnic, income and gender characteristics of participants.
 3. Describe the relationship of the proposed activity to other community services addressing the same or similar problem.
 4. Describe the level and form of coordination with other agencies or organizations in this project.
 5. Describe who will be involved with the project. If applicable, attach letters of intent from each participating agency specifying the agency's role, function and contributions to the project.
- E. Previous Accomplishments:
1. If the project has previously received City of Escondido CDBG funding, describe the accomplishments achieved with that funding and the degree to which the objectives were met. If there were difficulties in achieving the objectives, describe how these difficulties or obstacles will be overcome.
 2. If this is a new project, describe how the agency has managed similar projects in the past, the funding sources used in those projects and the accomplishments achieved.
- F. Evaluation:
1. Describe how the project will be evaluated and how the agency will determine outcomes of the project, i.e., the positive results that the project is intended to accomplish. Outcomes (measuring impact of the program) must relate back to objectives and the overall goal.
 2. State one objective (from C1) that will be used for performance measurement.

GUIDELINES FOR PREPARATION OF AGENCY INFORMATION SUMMARY

A. Background:

1. Include the agency's mission statement.
2. Indicate the length of time the agency has been in operation and how long the agency has provided services to Escondido residents.
3. Describe the type of services currently being provided by the agency, including the number and characteristics of clients served.

B. Qualifications:

1. Discuss the agency's capacity to develop, implement and administer the proposed project.
2. Discuss any other projects the agency has managed that are similar to the proposed project.
3. Provide a list of staff persons who will be involved with the project and their qualifications for this work.

C. Financial:

1. Describe the agency's fiscal management, accounting systems, and audit practices.
2. Describe the experience of the agency in managing federal or State grants.

GUIDELINES FOR PREPARATION OF ATTACHMENT A WORK PLAN

The work plan should stand as an independent explanation of your proposal, i.e., a reader should be able to clearly understand what you are proposing to do, for whom, how you propose to do it, and by when, without referring to the project narrative. Using the attached work plan sample, **Example 1**, and guidelines below, describe your implementation schedule.

GOALS

A goal is a general statement of how a group of individuals, system organization or community will be different as a result of your project. The statement describes who/what will be affected, in what respect they will be change/improved, and how this change will be accomplished.

Example:

The goal of the La Vida Buena Project is to increase years of healthy life among low income Hispanic residents of Escondido by reducing sedentary lifestyles to decrease the risk of chronic diseases.

OBJECTIVES

Objectives are specific statements about what will be done to accomplish goals. They answer the basic questions of who, what, how and when. Objectives are specific, measurable and time-limited. Often a single goal has multiple objectives. Please complete a separate work plan form for each objective.

Example:

Involve 550 Hispanic adults in regular aerobic exercise by increasing the availability and accessibility of these activities in Escondido by June 30, 2015.

KEY ACTIVITIES

The Key Activities section of the work plan should provide a detailed description of the steps you will follow to accomplish the stated objectives. This section should demonstrate that you have thoroughly considered your proposal and clearly identified how you intend to implement it if funded. See **Example 1** for specific examples.

GUIDELINES FOR PREPARATION OF THE BUDGET

THE BUDGET CONSISTS OF TWO PARTS -- A LINE ITEM BUDGET AND A BUDGET NARRATIVE.

LINE ITEM BUDGET

- Please provide an itemized budget detailing all project expenses. Include the total cost of the project and indicate the amount of CDBG funds and other funding sources to be allocated to each line item. Please develop budget line items appropriate to your project expenses. Line items are not specified to accommodate the variety in types of project expenses submitted for CDBG funds. **Example 2 is provided as an example and is not intended to serve as a model.**

BUDGET NARRATIVE

- Please provide a description and justification of each budget line item. In general, each narrative statement should describe:
 - what the specific item is
 - how the specific item relates to the project
 - how the amount was arithmetically determined
- Please refer to **Example 3** for an example of the level and type of information to be included in the budget narrative.

**CITY OF ESCONDIDO
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM
APPLICATION FOR FUNDS**

Name of Organization: _____

Mailing Address: _____
Street City/State Zip

Phone Number: _____ Fax: _____

Contact Person: _____ Title: _____

E-mail address: _____

Project Name: _____

Project Address (if different than above): _____

Project Manager: _____

Brief Summary of the Project: _____

Total Project Cost: \$ _____

Less Other Funding Sources (Required):

_____ \$ _____

_____ \$ _____

Total 2019-2020 CDBG Funding Request: \$ _____

Which National Objective will be met? (Section B above) _____

Which local priorities will be met? (Section D above) _____

Number of unduplicated clients to be served during the year: _____

Has agency received past CDBG or human services funding through the City of Escondido?
_____yes _____no

If yes, please identify year, amount, and purpose (1995 to present only). _____

Signature of Agency Director or Board President **Date**

Print Name and Title: _____

Application Document Checklist

A complete application for CDBG funding shall include the required information listed below. Applications/proposals should be presented in the following sequence:

- Project Narrative (Statement of Problem/Need, Target Population, Project Goal and Objectives, Project Description, Previous Accomplishments, and Evaluation)
 - Agency Information Summary (Background, Qualifications, Financial)
 - Application for Funds form (form on Page 4 of this packet)
 - Attachments:
 - A. Project Work Plan (form on Page 6)
 - B. Project Line Item Budget and Budget Narrative (form on Page 7, plus narrative)
 - C. Environmental Review form (form on Page 8)
 - Current List of Agency's Board of Directors
 - Proof of Tax Exempt Status (IRS letter)
 - Letters of Collaboration (if applicable)
 - Articles of Incorporation of Agency
 - By-laws of Agency
 - Request for Taxpayer Identification Number
 - Copy of most recent financial audit
 - Letter from Board of Directors designating the authorized agent for the contract
 - City of Escondido Business License (required, unless deemed exempt)
- **Applications which are missing any of the above information will be deemed "incomplete" and may not be considered.** City reserves the right to request clarification or any additional information deemed necessary from the applicant.
- Insurance requirements **must** be met before execution of the contract. Insurance is an eligible expense. (**Guidelines for Obtaining Approval of a Certificate of Insurance Naming the City of Escondido as Additionally Insured are available from the Housing and Neighborhood Services Division Counter or, (760) 839-4057. An original Certificate and Additional Insured Endorsement must be submitted prior to contract execution.**)

ATTACHMENT A
PROJECT WORKPLAN
Fiscal Year 2019-2020

Organization: _____

Project Title: _____

Goal Statement: _____

Objective: _____

Key Activities	Date
<p style="text-align: center; font-size: 48px; opacity: 0.3; transform: rotate(-30deg);">DRAFT</p>	

If the proposed program has more than one objective, please submit a separate work plan form for each objective. You may wish to make a copy of this page prior to completion.

ATTACHMENT B
BUDGET
Fiscal Year 2019-2020

Organization: _____

Project Title: _____

ITEM	ESCONDIDO FUNDING	OTHER FUNDS		PROJECT TOTAL
		AMOUNT	SOURCE	
Personnel				
Salaries/Labor				
Benefits				
Other				
Operating Expenses				
Professional Services				
Total				

A budget narrative must accompany this form.

ATTACHMENT C

ENVIRONMENTAL REVIEW SECTION

FOR COMPLIANCE WITH FEDERAL REGISTER 24 CFR PART 58

1. Project Name: _____
2. Supporting Agency/Representative: _____
3. Contact Name: _____ Phone/FAX: _____
4. Detailed Project Description (or attachment): _____
5. Location of Proposed Site (address): _____
6. *Assessor Parcel Number: _____
7. *Assessor Parcel Map - to be attached: _____
8. *Zone and General Plan designation: _____
9. *Permitted Use or Conditional Use: _____
10. **Is the site within a 100-year or 500-year floodplain _____
If yes, give community number and map panel number: _____
11. Size of Site: _____
12. Site of Facility (proposed or existing): _____
13. Size of Expansion (if proposed): _____
14. Number of Staff: _____
15. Number of Clients: _____
16. Schedule - Days & Hours of Operation: _____
17. Client Capacity & Staff Level: _____
18. Client Profile: _____
19. Amount of Funding Requested: _____
20. Is there more than one funding year involved? _____

* Information available through City of Escondido's Planning Department (760) 839-4671

** Information available through City of Escondido's Engineering Department (760) 839-4651 x3823

EXAMPLES

Example 1

PROJECT WORKPLAN

Organization: ABC Agency Fiscal Year 2019-2020

Project Title: Project Help

Goal Statement: Reduce the risk of violent crime and drug/alcohol use among middle school youth from low-income families in Mission Park Area by improving learning, social and parenting skills.

Objective: #3. By June 30, 2018, 100 low-income parents of Mission Middle School youth will have enrolled and 80 parents will have completed 4 parent education sessions.

Key Activities	Date
3.1 Conduct needs assessment with target population gatekeepers	10/31/15
3.2 Conduct focus groups with parents of participating youth to determine most effective approaches and strategies	11/30/15
3.3 Design parent education curriculum and program structure and materials	01/14/16
3.4 Train staff and parent volunteers to lead/facilitate parent education programs	02/01/16
3.5 Pilot parent education program at Grant Middle School	02/15/16
3.6 Graduation and evaluation	05/01/16

Example 2

BUDGET

Organization: ABC Agency Fiscal Year 2019-2020

Project Title: Project Help

ITEM	CITY FUNDING	OTHER FUNDS		PROJECT TOTAL
		AMOUNT	SOURCE	
PERSONNEL				
A. Salaries				
1. Executive Director \$3,000/mo @ 5% for 12 mos		1,800	SDCF	1,800
2. Project Coordinator \$2,000/mo @ 100% for 11 mos	11,000	11,000	SDCF	22,000
3. Instructors 3 @ \$10/hr. 4hrs/wk, 18 weeks	2,160			2,160
B. Benefits				
20% of salaries	2,630	2,560	ABC	5,190
OPERATING EXPENSES				
A. Space Rent	1,080			1,080
B. Materials	175			175
C. Transportation	135			135
D. Incentives		1,890	ABC	1,890
TOTALS	17,180	17,250		34,430

Example 3

BUDGET NARRATIVE - PROJECT HELP

OVERVIEW

The total cost of Project Help is \$34,430. This proposal requests \$17,180 in CDBG Public Services funding from the City of Escondido. The agency also plans to generate \$17,250 from other sources to fully support Project Help. ABC Agency plans to provide \$4,450 from its reserve fund and has applied to the San Diego Community Foundation for the balance of \$12,800 to fully fund Project Help.

EXPENSES

I. PERSONNEL

A. Salaries

1. Executive Director - Provides general oversight and fiscal management for the project. \$3,000/month @ 5% for 12 months = \$1,800.
2. Project Coordinator - Provides program development and administrative management of project. \$2,000/month @ 100% for 11 months = \$22,000.
3. Instructors - Provide parent education classes. 3 instructors @ \$10/hr, 4 hrs/wk, 18 weeks = \$2,160.

B. Benefits

Includes health and dental coverage, social security, disability insurance and life insurance. Estimated at an average of 20% of salaries. $\$25,960 \times .20 = \$5,190$.

II. OPERATING EXPENSES

A. Space Rent

Rental of classroom space for parent education sessions. 3 rooms/week @ \$20 x 18 weeks = \$1,080.

B. Materials

Paper, notebooks and duplicating expenses to produce 100 parent notebooks and 8 facilitator notebooks. Estimate $100 @ 50/\text{pgs} @ .03 + 8 @ 100/\text{pgs} @ .03 = \175 .

C. Transportation

Mileage for parent volunteers. 3 volunteers @ 10 mi/wk @ .25/mi x 18 wks = \$135.

D. Incentives

Cash stipends and discount coupons for focus group participants (12), childcare volunteers (5) and parent facilitators (4). Estimate $21 \text{ stipends} @ \text{average } \$5 \times 18 \text{ weeks} = \$1,890$.



CITY OF ESCONDIDO
HOUSING & NEIGHBORHOOD SERVICES DIVISION

NOTICE OF FUNDING AVAILABILITY (NOFA)
for the U.S. Department of Housing and Urban Development
Emergency Solutions Grant (ESG) Programs: CFDA – 14.231

RFP RELEASE DATE:
March 21, 2019

PROPOSAL SUBMITTAL DATE:
April 22, 2019

City of Escondido
Housing & Neighborhood Services Division
201 N. Broadway, Escondido, CA
(760) 839-4057



It is the intention of the City of Escondido to comply with the Americans with Disabilities ACT (ADA). To request this document in alternate formats, or to request special assistance at a City meeting, please contact Dulce Salazar at (760) 839-4057 or via e-mail at DSalazar@escondido.org.

Section One - Notice of Funding Availability (NOFA)

INTRODUCTION

Under this NOFA:

- The City of Escondido (City) Housing and Neighborhood Services Division (HNS) is accepting proposals from eligible organizations providing assistance to persons experiencing homelessness or at-risk of homelessness within the City.
- Funds to be used for this NOFA are from the federal Emergency Solutions Grant (ESG) Program.
- The ESG program provides funding to meet the following objectives: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
- Homeless Management Information System (HMIS) participation is required by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act).

BACKGROUND

The HEARTH Act, enacted into law on May 20, 2009, consolidated three separate homeless assistance programs, administered by HUD under the McKinney-Vento Homeless Assistance Act, into a single grant program. One of the main revisions in the HEARTH Act was the revision of the existing federal Emergency Shelter Grant program into the new Emergency Solutions Grant (ESG) Program. The ESG regulations can be found at 24 Code of Federal Regulations (CFR), Part 576.

FUNDING AVAILABILITY: Up to \$132,000

The City anticipates receiving ESG funds through the U.S. Department of Housing and Urban Development (HUD). The specific amount of funding to be received from HUD for FY 2019-2020, however the City anticipates being able to commit approximately \$132,000 in **one-time** ESG funds available under this NOFA. These funds are available to non-profit organizations and/or public entities sponsoring projects within the City. Funds under this NOFA must be implemented and fully expended during Fiscal Year 2018-19 (July 1, 2019 - June 30, 2020). The contract term will be limited to 12 months, ending June 30, 2020.

PRIORITIZATION OF ESG OBJECTIVES

For this NOFA, the following ESG objectives have been prioritized in the order below:

1. Engagement of homeless youth, individuals, and families
2. Rapid re-housing for homeless individuals and families,
3. Homelessness prevention,
4. Emergency shelters, and
5. Essential services to shelter residents.

Proposals for projects that will address higher priority objectives will be receive priority ranking. The Escondido City Council has also prioritized projects addressing youth homelessness.

NOTE: Due to the limited amount of ESG funds available, applications for rehabilitation, renovation or conversion will not be accepted at this time.

CONDITIONS

The City reserves the right to determine which funding source will be used to fund specific proposals, negotiate and award contracts to multiple applicants, and request additional information from applicants. By the act of submitting a proposal, applicants acknowledge and agree to the terms and conditions of this NOFA and to the accuracy of the information they submit in response. The City reserves the right to reject any and all submittals, waive any irregularities in the submittal requirements, or cancel this NOFA at any time. All submittal packages become the property of the City.

All requirements of the ESG Program apply under this NOFA. The HEARTH Act significantly revised the ESG Programs regulations at [24 CFR Part 576](#) and established new requirements for the ESG Program. HNS recommends that all organizations applying for funding review ESG Program eligibility criteria carefully.

PROPOSAL REVIEW

Proposals are subject to preliminary review for threshold criteria. Applicants providing incomplete or ineligible proposals will be so notified. A determination will be made concerning the consistency of the proposal with the priorities outlined in the City of Escondido 2015-2019 Consolidated Plan with amendments.

Following the above review, the proposal and HNS staff comments will be considered by a NOFA Review Panel. The NOFA Review Panel will make funding recommendations to the Escondido City Council at for consideration on May 8, 2019 (tentative date). Applicants are encouraged to attend and participate at this public meeting.

TECHNICAL ASSISTANCE, CLARIFICATION AND ADDENDA

Requests for clarifications regarding this NOFA should be directed to Dulce Salazar at (760) 839-4057, or by email at DSalazar@escondido.org by April 15, 2019. Responses will be posted on the City's website at www.escondido.org/neighborhood-services.aspx.

Substantive changes in the submittal requirements, if any, will be made and issued in the form of an addendum posted on the City of Escondido website and sent to all organizations requesting a NOFA package.

SUBMITTALS

Applications must be received no later than **5:00 p.m. on Monday, April 22, 2019**, at City of Escondido Housing & Neighborhood Services Counter at the address listed below.

Submit an original set and three (3) copies and 1 electronic copy:

City of Escondido
Housing & Neighborhood Services Division
Attn: Housing & Neighborhood Services Manager
201 N Broadway
Escondido, CA 92025

Faxed and/or emailed applications will not be accepted.

Section Two - NOFA Funding Source

EMERGENCY SOLUTIONS GRANT PROGRAM

- The federal ESG Program regulations are located at [24 CFR Part 576](#)
- Under this NOFA, ESG funds will be awarded to non-profit organizations and/or public entities sponsoring projects within the City of Escondido.
- ESG funds will be awarded for a maximum of twelve months.
- All funds awarded under this NOFA must be fully expended by June 30, 2020.

SUMMARY OF ESG ELIGIBLE PROJECT COMPONENTS

Project Component	Main Eligible Activities
Emergency Shelter*	Renovation (Major Rehabilitation and Conversion), Essential Services, Shelter Operations, and Assistance required under URA. See 24 CFR 576.102
Rapid Re-Housing Assistance	Housing Relocation and Stabilization Services Financial Assistance: Moving Costs, Rent Application Fees, Security Deposits, Last Month's Rent, Utility Deposit and Utility Payment. Assistance may also include a one-time payment of rental arrears for up to 6 months. Services: Housing Search, Housing Placement, Housing Stability, Mediation, Legal Services, Credit Repair, Budgeting, Money Management. Rental Assistance: Short - Up to 3 months, Medium – 4-24 months. See 24 CFR 576.103 , 576.105 , and 576.106 .
Street Outreach*	Essential Services necessary to reach out to unsheltered homeless youth, individuals and families, connect them with emergency shelter, housing, or critical services, and provide them with urgent, non-facility-based care. Component services generally consist of engagement, case management, emergency health and mental health services, and transportation. For specific requirements and eligible costs, see 24 CFR 576.101
Homelessness Prevention	Same activities as Rapid Re-Housing
HMIS**	Grant funds may be used for certain HMIS and comparable database costs, as specified at 24 CFR 576.107

* ESG regulations limit street outreach and emergency shelter activities (combined) to no more than 60% of the fiscal year grant.

** HMIS participation is required as a project component within all proposals, but may not be the sole project component.

See HUD's [ESG Program Components Quick Reference](#) for more information.

NOTE: Due to the limited amount of ESG funds available, applications for rehabilitation, renovation or conversion will not be accepted at this time.

ELIGIBLE COSTS:

As of December 5, 2011, the Department of Housing and Urban Development issued an interim in regards to Emergency Solutions Grant funding. Please refer to Federal Register Notice Vol. 76, No. 233.

<https://www.hudexchange.info/resource/1927/hearth-esg-program-and-consolidated-plan-conforming-amendments/>

<https://www.hudexchange.info/resources/documents/ESG-Program-Components-Quick-Reference.pdf>

<https://www.hudexchange.info/resources/documents/EmergencySolutionsGrantsProgramFactSheet.pdf>

COMPLIANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS:

Projects that are awarded ESG, funding must act in accordance with all relative federal, State of California, and City of Escondido laws, rules, and regulations. These include but are not limited to the following:

- **24 CFR Part 1 and 6, Public Law 90-284, Fair Housing Act** – The regulations issued following Title VI of the 1964 Civil Rights Act and Section 109 of the 1975 Housing and Community Development Act that prohibits discrimination in HUD programs based on sex, race, color, national origin, and religion and requires all programs and activities to be administered in a manner to affirmatively further the policies of the Fair Housing Act.
- **24 CFR Part 107 and 108** – The regulations issued following Executive Order 11063 and Executive Order 12892 which prohibit discrimination and promote equal opportunity in housing.
- **Section 504 of the Rehabilitation Act of 1973, 24 CFR Part 40 and 41** – The regulations that set forth policies and procedures for the enforcement of standards and requirements for disabled accessibility. The Architectural Barriers Act of 1968 and the Americans with Disabilities Act provide additional laws on accessibility and civil rights to individual with disabilities.
- **Age Discrimination Act of 1975 (42 U.S.C. 6101)** – The regulations that prohibit discrimination on the basis of age.
- **29 CFR Parts 3 and 5** – The regulations on labor standard provisions that include the payment of prevailing wages on federally assisted projects as mandated by the Davis-Bacon Act and Contract Work Hours and Safety Standards Act. 24 CFR Part 70 provides information on the use of volunteers.
- **Copeland “Anti-Kickback” Act (18 U.S.C. 874 and 40 U.S.C. 276c)** – The regulations on contracts for construction or repair awarded by subrecipients shall include a provision for compliance.
- **24 CFR Part 58** – The regulations prescribing the Environmental Review procedure under the National Environmental Policy Act of 1969.
- **National Flood Insurance Act of 1968, 24 CFR Part 55 under Executive Order 11988** – The regulations for proposed projects and properties located in a floodplain.
- **36 CFR Part 800** – The regulations outlining the procedures for the protection of historic and cultural properties.
- **Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970** – the policies for displacement, relocation assistance, and real property acquisition as defined by 42 U.S.C. 4601 (URA) and implementing regulations issued by the Department of Transportation at 49 CFR part 24 and section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)).
- **24 CFR Part 7 and 41 CFR Part 60** – The regulations outlining equal employment opportunity without regard to race, sex, color, religion, age, national origin, and disability in federally assisted construction contracts.
- **24 CFR 135** – Regulations outlining requirements of Section 3 of the Housing and Urban Development Act of 1968 providing for economic opportunities for low and very low local

residents. All projects must, to the greatest extent feasible, provide opportunities for training and employment for low and moderate income persons residing within the City of Escondido, and contracts or work in connection with the project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in the City of Escondido.

- **Residential Lead Based Paint Hazard Reduction Act of 1992** – The regulations implemented by 24 CFR Part 35, Subpart B imposes certain requirements on disclosure of lead based paint hazards.
- **24 CFR Part 24** – The regulations that prohibit use of debarred or suspended contractors on federally assisted projects and Drug Free Workplace requirements, issued according to Executive Order 12459.
- **2 CFR Part 200** – Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards. These regulations include Conflict of Interest and Procurement provisions under 2 CFR 200.112 and 2 CFR 200.317-326.
- **2 CFR Part 200 Subpart E** – The regulations that identify cost principals for nonprofits.
- **2 CFR Part 200 Subpart F** – The regulations concerning annual audits.
- **24 CFR Part 49** – The regulations on eligibility restrictions for certain resident aliens.
- **24 CFR Part 87 and Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)** – The regulations for restrictions on lobbying and required certifications.
- **Executive Order 13170** – The regulations on increasing opportunities and access for Disadvantaged Businesses.
- **HUD Requirements** – All other applicable required reports, circulars, and procedures.
- **Administrative Procedures** – The rules issued by the City of Escondido in relation to contracts, process, and procedures.
- **Clean Air Act (42 U.S.C. 7401) and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.)** – The regulations that require compliance with all applicable standards, orders, or regulations issued following the rule.

The following resources are available on HUD's website for your use:

- ESG Regulations: Interim Rule:
https://www.hudexchange.info/resources/documents/HEARTH_ESGInterimRule&ConPlanConformingAmendments.pdf
- "Monitoring Checklists":
https://www.hud.gov/program_offices/administration/hudclips/handbooks/cpd/6509.2
- The Code of Federal Regulations (CFR) and Executive Orders may be found at:
CFR: <https://www.gpo.gov/who-we-are/our-agency/mission-vision-and-goals>
Executive Orders: <http://www.archives.gov/federal-register/index.html>
- Emergency Solutions Grant: <https://www.hudexchange.info/programs/esg/>
- Limited English Proficiency Requirements:
https://www.lep.gov/guidance/HUD_guidance_Jan07.pdf

Section Three - Proposal Parameters

REQUIREMENTS FOR SUBMITTAL

To be responsive, a complete NOFA Application must contain the following items:

A. Affordability

Attachment A outlines income eligibility levels.

- “Extremely-Low Income” households are households whose adjusted household income is at or below 30% of the area median income (“AMI”).
- “Very-Low Income” households are households whose adjusted household income is between 31% and 50% of AMI.
- “Low-income” households are defined here as households whose adjusted household income is between 51% and 80% of AMI.
- “Median income” is defined and published periodically by HUD for the San Diego Standard Metropolitan Statistical Area.

B. Project Location

Projects must be located within the jurisdiction of the City of Escondido or serve residents of the City. Describe the project location and service area in as much detail as possible, including the street address, cross streets and Assessor Parcel Number. All homeless prevention activities must assist households within the incorporated areas of the City of Escondido.

C. Consistency with the FY 2015-2019 City of Escondido Consolidated Plan

Applicants are required to demonstrate that their project is consistent with the City of Escondido’s current HUD-approved [Consolidated Plan](#) and proposed amendments. Item 5 in the NOFA application addresses this requirement.

D. Match Requirements

[Section 576.201](#) of ESG regulations requires a 100 percent funding match. For this NOFA, applicants must match dollar-for-dollar the ESG funding provided by the City with funds from other public or private sources.

Qualifying project match includes, but is not limited to cash and value of donated materials and labor. Proposed match sources must be approved and consistent with program regulations.

E. Board Resolution

An applicant must submit a resolution of its Board of Directors authorizing the submittal of a proposal and identifying who is authorized to execute documents. Use EXHIBIT 2.

F. Articles of Incorporation and By-Laws

All proposals must include current Articles of Incorporation and By-Laws for the organization.

G. Audited Financial Statements - Submit the following information for the last two (2) fiscal years:

- Audited financial statements of the entire organization with the applicable notes;
- Independent Auditor’s Report on Compliance and Internal Control over Financial Reporting based on an Audit of the Financial Statements in Accordance with Government Accounting Standards.
- Independent Auditor’s Statement of Findings and Questioned costs.

H. Evidence of Funding Commitments

Applicants must demonstrate reasonable and efficient costs of operations and project implementation. The proposal must identify secured matching funds. Letters from other funding sources must include the name, title, and telephone number of the responsible contact person and funding amount.

I. Cost Allocation Plan

All applicants must submit a cost allocation plan that clearly demonstrates how direct and indirect costs are shared between the project and other agency projects.

J. Position Descriptions

Provide a position description for all proposed staffing positions funded by the project.

K. Organizational/Staffing Chart

Applicants must include an organizational/staffing chart that describes the overall organization and illustrates the relationship of the proposed program with other organizational divisions, programs and sections. Indicate the lines of organizational management, authority, and responsibility. The staffing chart identifies program staff positions (by name and title, if known) and reporting responsibility.

L. Project/Program Description

Applicant must describe the proposed project/program (work to be performed, components to be undertaken, or services to be provided) and also describe specifically how the requested ESG funds will be used. Describe how this project will benefit persons experiencing homelessness or at risk of homelessness. Describe the problem or need that the proposed project is intended to address.

M. Homeless Management of Information System Participation

ESG recipients will assure compliance with all HUD record-keeping provisions, including use of the HMIS **for clients served by ESG-funded programs**. The cost of complying with this requirement must be reflected in the project budget.

N. Recordkeeping

Under ESG, programs are also required to keep a record of all clients that are screened and classified as ineligible. The ESG recordkeeping and reporting requirements state that for each individual and family determined ineligible to receive ESG assistance, the record must include documentation of the reason for that determination. (See 24 CFR § 576.500(d)).

REQUIREMENTS FOR FUNDING

The following items must be completed prior to funding:

A. Environmental Review

From the time the application has been submitted, the contractor must not commit funds or take any choice limiting actions (including option agreements or contracts for site purchase, excavation, filling, construction, rehabilitation, renovation, conversion or other physical activities) until completion of the environmental processing and HUD's formal Release-of-Funds, regardless of whether the work would be accomplished with federal funds or other matching funds. Failure to comply will jeopardize the availability of HUD funds for the project. An environmental review must be completed before the City will execute a contract. City staff conducts this review using information provided in the application.

B. Insurance Requirements

Proof of insurance meeting these requirements must be submitted to the City ten (10) days prior to contract execution.

General Liability Insurance: Funding recipients will be required to obtain and provide evidence of general liability insurance in the amount of \$1,000,000 per occurrence for bodily injury, personal injury and property damage. The General Aggregate limit shall be \$2,000,000, and \$1,000,000 Products/Completed Operations Aggregate.

Automobile Liability Insurance: Funding recipients will be required to obtain and provide evidence of automobile liability insurance in the amount of \$1,000,000 combined single-limit per accident for bodily injury and property damage.

Endorsement to General Liability and Automobile Insurance: Each Contractor is required to name the City of Escondido as an additional insured on their general liability and automobile insurance policies.

Workers' Compensation and Employer's Liability Insurance: as required by the State of California.

PROJECT ADMINISTRATION AND MONITORING

The City is the administrative and monitoring agency for projects awarded through this NOFA. Note the following project funding conditions:

A. Disbursement of Funds

It is estimated that it will take up to two months before contract documents are executed. The actual time will vary according to the complexity of the approved project(s), environmental constraints, and contract negotiations. HNS expects to execute one-time ESG contract(s) effective July 1, 2019.

Under this NOFA, City will award ESG funds in the form of grants. City distributes funds through a reimbursement program. Expenses incurred prior to the effective date of the executed contracts are not eligible for reimbursement. Billings for reimbursement must be submitted in accordance with contract specifications, 24 CFR Part 84 and 2 CFR Part 200.

B. Funding Reallocations

City reserves the right to reallocate funds from one approved project to another or to a new activity, or to cancel fund reservations at its discretion if projects are not proceeding satisfactorily (in the sole opinion of City) towards commencement of the proposed activity.

Section Four – Project Proposal Ranking

Each proposed project is rated on the merits of the application using criteria for need, feasibility, fiscal, and project management capacity. A minimum score of 70 (seventy) out of 100 (one hundred) points is required for a project to be recommended for funding by the review panel.

All proposals will be reviewed for completeness and threshold criteria. All proposals must meet the threshold criteria to be forwarded for further review by a NOFA review panel. The threshold criteria for ESG NOFA proposals are as follows:

Threshold Criteria

- _____ Serves residents whose incomes are at or below 30% of the AMI
- _____ Serves persons experiencing homelessness or at risk of homelessness
- _____ City of Escondido Benefit
- _____ Consistent with the 2015-2019 Consolidated Plan and amendments
- _____ 100% match funding is proposed and funding source is identified
- _____ All submittal requirements have been met

Once proposals have been screened for threshold criteria and have been forwarded for competitive review, a NOFA Review Panel will be convened. The next page contains scoring criteria that will be used for the NOFA process. Funding recommendations will then be made to the Escondido City Council for consideration.

PROJECT PROPOSAL RANKING

Maximum Possible Points	
A. Project Need	
1. Target Population – Does the applicant describe the target population or subpopulation and how they are accessed? Does it address the needs of the population? Does it describe challenges and barriers?	5
2. Geographic Area – Does the applicant describe the location? Does the project benefit the needs of City Residents?	15
3. Consolidated Plan – Does the applicant demonstrate how the proposal meets with the priorities outlined in the City of Escondido 2015-2019 Consolidated Plan?	10
30	
B. Project Description	
1. Project Goals/Objectives/Activities – Does the applicant provide a complete description of program?	10
2. How does the project benefit persons experiencing homelessness or at risk of homelessness? Proposals for projects that will address higher priority objectives will be receive priority ranking (See Section One, Subsection IV).	20
30	
C. Experience, Management and Staffing	
1. Agency/Program Experience – Does the applicant describe in detail the agency/program experience in developing, implementing and evaluating the proposed project or comparable project?	9
2. Government Contracts – Does the applicant have any experience with government contracts for similar projects? Have there been any corrective actions and were they resolved? If none, does the applicant have other contracts for similar projects?	6
3. Organizational/Staffing Chart – Did the applicant include an organizational/staffing chart? Does the chart illustrate organizational management, authority, and responsibility? Does the chart identify program staff (including title and FTE) and demonstrate the lines of accountability and reporting responsibility for the proposed project?	2
4. Position Descriptions – Does the applicant provide a position description for all the proposed staffing of the project? Does the position description reflect the proposed project? Does the applicant provide a résumé for the Executive Director/Chief Executive Officer? Does the résumé demonstrate capacity/experience to support the project?	3
20	
D. Fiscal Capacity	
1. Match – Does the applicant provide evidence of at least 100% Match?	5
2. Audited Financials – Does the applicant provide last two (2) fiscal years' Audited Financial Statements of the entire organization with the applicable notes, Independent Auditor's Report on Compliance and Internal Control over Financial Reporting based on an Audit of the Financial Statements in Accordance with Government Accounting Standards and Independent Auditor's Statement of Findings and Questioned costs?	5
3. ESG Cost Allocation Plan – Does the applicant provide a detailed cost allocation plan that clearly demonstrates how direct and indirect costs are shared between the project and other agency projects? Is it consistent with 2 CFR Part 200 Subpart E?	10
20	
E. Total	100

APPLICATION CHECK LIST

Please complete the following checklist and submit this form with the application.

All pages 8.5 x 11 inches

One master copy (no staples or binding) and three copies; both signed.

One CD/portable drive with electronic file copies.

Requirements for Submittal

- NOFA Application with Exhibits (pages 10-15)

ATTACHMENTS:

- Articles of Incorporation and By-Laws
- Audited Financial Statements/Single Audit (last two (2) fiscal years)
- Board Resolution
- For non-profit organizations, proof of 501(c)(3) status
- Evidence of Funding Source Commitments (evidence of 100% match)

Requirements for Funding

- Environmental Review
- General Liability Insurance, Automobile Liability Insurance and Workers Compensation Insurance.

The proposal and its submittals have been reviewed for completeness using the checklist above.

Authorized Signature: _____ Title: _____ Date: _____

NOFA
APPLICATION

DRAFT

**City of Escondido
Housing and Neighborhood Services Division**

Emergency Solutions Grant (ESG)

1. PROJECT TITLE: _____

2. APPLICANT: _____

Contact Person: _____

Contact Person's Title: _____ Telephone _____

Email: _____

Organization Address: _____

Phone: _____ Fax: _____

3. ORGANIZATIONAL STATUS (Check all that apply):

___ Non-profit Organization ___ Public Entity

Does your organization expend \$500,000 or more a year in federal funds? ___ Yes ___ No

4. SUMMARY OF FUNDING REQUEST (List by funding activity):

<i>Activity</i>	ESG
TOTAL REQUEST	\$

5. GENERAL PROJECT INFORMATION

NOTE: Due to the limited amount of ESG funds available, applications for rehabilitation, renovation or conversion will not be accepted at this time.

Attach pages as necessary to describe the following:

Describe your project, including overall goals, specific objectives and activities.

Describe how your project benefits persons experiencing homelessness or at risk of homelessness, including target (sub)population(s) to be served.

Describe how your project is consistent with the priorities outlined in the City of Escondido 2015-2019 Consolidated Plan and amendments. Identify which of the Consolidated Plans goal(s) and objective (s) your project will help accomplish. Identify which special needs and disabled population(s) will be served in accordance with the Consolidated Plan and amendments.

Describe how your project aligns with the *Live Well San Diego* Vision.

Describe how your project aligns with the San Diego Continuum of Care goals, objectives, and community standards.

Provide a summary description of project proposed, including the projected number of clients or units/beds to be served.

6. TARGETING

Attach pages as necessary to describe the following:

Describe the characteristics of the population to be served (e.g. youth, seniors, persons with disabilities, etc.) and the geographic area to be benefited. It is important to also attach a map (e.g. Thomas Bros. Map) showing the project location and draw a line on the map outlining the boundaries of the geographic area served.

- (1) Total number of housing units/beds upon project completion: _____
- (2) Total number of assisted units/beds upon project completion: _____
- (3) Total number of extremely low-income households
(at or below 30% of AMI) to be served: _____
- (4) Total number of very low-income households
(31-50% of AMI) to be served: _____
- (5) Total number of low income households
(51-80% of AMI) to be served: _____
- (6) Total number of persons experiencing homelessness to be served: _____
- (7) Total number of persons at risk of homelessness to be served: _____
- (8) Other project objectives:

Median income is defined and published periodically by the United States Department of Housing and Urban Development (HUD) for the San Diego Standard Metropolitan Statistical Area. Please refer to Attachment A.

7. APPLICANT EXPERIENCE

Attach pages as necessary to describe the following:

- A. Organization

Describe the following for the organization:

- (1) Mission Statement
- (2) Past activities/experience
- (3) Administrative structure
- (4) Cost Allocation Plan

B. Technical Capacity

- (1) Describe the organization's capability to administer the project proposed.
- (2) Attach resumes of staff and consultants specifically assigned to this project and describe contractual relationship.

8. OTHER

State anything else pertinent about the proposed project.

9. CERTIFICATION

The undersigned certifies under penalty of perjury that all statements made in this proposal are true and correct to the best of the undersigned's knowledge.

Authorized Signature [Board Officer]

Typed Name

Title

Date Signed

Submit an original set and three (3) sets of hard copies for a total of four (4) sets of your application and one (1) CDs (or thumb drive) in WORD or PDF Format prior to the date and time specified in the cover letter.

City of Escondido
Housing & Neighborhood Services Division
Attn.: Housing & Neighborhood Services Manager
201 N Broadway
Escondido, CA 92025

Faxed and/or emailed applications will not be accepted.

EXHIBIT 1
ESG PROGRAM BUDGET 2019-2020

APPLICANT: _____

PROGRAM NAME: _____

Sources of Funds:	ESG Funds:	Applicant's Funds:	Other Sources: (List each separately)	TOTAL:
Street Outreach ¹ : Service Activity:				
Service Activity:				
Service Activity:				
Emergency Shelter ² : Operational Activity:				
Operational Activity:				
Operational Activity:				
Homelessness Prevention: Activity:				
Activity:				
Activity:				
Rapid Re-Housing Assistance Activity:				
Activity:				
Activity:				
HMIS ³ : Activity:				
TOTAL:				

¹: Limited up to 60% of the total fiscal year grant for street outreach and emergency shelter activities combined

²: Limited up to 60% of the total fiscal year grant for street outreach and emergency shelter activities combined.

³: HMIS participation is required by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act).

Exhibit 2
Board Resolution

RESOLUTION OF BOARD OF DIRECTORS
OF

WHEREAS, this entity has a minimum of four directors who constitute a quorum for conducting organization business; the organization conducts quarterly board meetings; quarterly financial statements are reviewed by the board; and, the executive director and other paid staff do not serve as voting board members;

WHEREAS, _____ is a _____ [Status of Corporation; i.e., A Non-profit Public Benefit Corporation, qualified pursuant to the provisions of Internal Revenue Code Section 501 (c) (3), etc.];

WHEREAS, _____, recognizes that the community at large, and especially low-income residents have many diverse needs for social, housing, education and other services;

WHEREAS, _____, is committed to effectively serving the communities referenced in the prior recital; and

NOW THEREFORE BE IT RESOLVED as follows:

1. That _____ is committed to providing safe, decent and affordable housing for persons of very low, low and moderate-income levels;
2. That on or about _____, 20____, the Board of Directors voted to authorize the _____ [title of person authorized], or his designee, to apply for and accept assistance of the _____ Project, for the purpose of obtaining a grant to provide for the _____ [purpose; i.e., service provision, etc.] of the Project, in an amount not to exceed _____ (\$_____) from the City of Escondido.
3. That the Board of Directors further voted to authorize the _____ [title of person], or his designee, to execute any and all documents required by the City of Escondido, Housing and Neighborhood Services Division to document and secure its grant.
4. That the Board of Directors further authorized the _____ [title of person], or his designee, to perform all acts and to do all things necessary, in the opinion of the City of Escondido, Housing and Neighborhood Services Division to implement the funding and making of the grant.

I, the undersigned, certify that this Resolution was adopted at regularly or specially noticed meeting of the Board of Directors on _____, 20____, at which a quorum of the Board of Directors was present, and at which the requisite percentage of the quorum voted to adopt the Resolution and that the Resolution has not been rescinded, modified or canceled as of the date of my execution of the same and that it remains in full force and effect as of this date. I further understand that the City of Escondido, Housing and Neighborhood Services Division is relying on the validity of this Resolution in taking the actions to process and approve the application. I declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct.

Executed this ____ day of _____, 20____, at _____, California.

By: _____

Title: _____

DRAFT

**NOFA
ATTACHMENTS**

DRAFT

ATTACHMENT A
HUD Income Limits for the County of San Diego
Effective June 1, 2018

ELIGIBLE INCOME LIMITS CHART 2018									
San Diego-Carlsbad-San Marcos									
HOUSEHOLD SIZE									
		1	2	3	4	5	6	7	8
30%	Extremely low	\$20,450	\$23,400	\$26,300	\$29,200	\$31,550	\$33,900	\$36,250	\$38,550
50%	Low	\$34,100	\$38,950	\$43,800	\$48,650	\$52,500	\$56,450	\$60,350	\$64,250
80%	Moderate	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800

DRAFT

CITY COUNCIL STAFF REPORT

Current Business Item No. 16

March 20, 2019

File No. 0680-50

SUBJECT: Zoning Code Land Use Study - Informational Report and Status Update (PHG 18-0006)

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

Receive report and presentation. No action is required at this time except to provide direction to staff as appropriate for anticipated revisions to the Escondido Zoning Code.

PROJECT DESCRIPTION:

The Project involves a proposed update to the Escondido Zoning Code and any relevant specific plans to enhance regulation of over-saturated or potentially objectionable non-residential land uses, and determine which uses should be reviewed for consideration of additional discretionary criteria.

FISCAL ANALYSIS:

N/A

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

The 2017-2018 City Council Action Plan included a strategy to limit the proliferation of targeted non-residential land uses that do not serve a broader interest of enhancing City revenues. In June of 2018, the City Council initiated a focused study of land use activities to determine if our local development regulations are adequate.

ENVIRONMENTAL REVIEW:

The action before the City Council is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. This agenda item involves a status update of an on-going City-sponsored work program. General direction received from the City Council on matters pertaining to the Project does not have a legally binding effect on any possible future discretionary action.

BACKGROUND AND ANALYSIS:

It is important for cities and counties to regularly monitor and maintain codes and regulations to preserve and improve public health, safety, and general welfare of residents, businesses, and community members. For any particular district, the Zoning Code includes permitted use tables listing descriptions of what land uses may occur in each zone. Some uses will be permitted, which

means that the use is not subject to subjective criteria and is allowed-by-right. Other uses will be listed as “conditional” or “special” uses. These are subject to discretionary criteria and a local government may deny the land use or place specific conditions on approval of the use. In addition, some land use activities may also be listed as prohibited. Although the City of Escondido has amended the Zoning Code from time to time over the past several years, the City has never performed a comprehensive review of the zoning land use matrix. Examining this portion of the code helps residents visualize desirable and undesirable aspects of land use patterns and provides a foundation for the planning policies guiding future development.

On June 20, 2018, the City Council helped kick-off a planning process to address various non-residential land uses that tend to negatively impact surrounding properties. The overall work program, called the “Zoning Code and Land Use Study,” was created to comprehensively examine the degree to which various land use activities are permitted in each zoning district. The focus and scope of the study (i.e. determining the list of land uses or topic areas to study) was made through City Council discussion and direction on June 20, 2018. These land uses or topics areas were identified for inclusion because of their propensity to generate potential health hazards, poor aesthetics, reduction in home values, urban form consistency issues, over-concentration issues, or create neighborhood compatibility issues. The following list identifies all topic areas that were discussed by the City Council at their meeting on June 20, 2018.

List of Land Uses or Topic Areas

- | | |
|---|---|
| <input checked="" type="checkbox"/> Used car sales | <input checked="" type="checkbox"/> Thrift, pawn, consignment and second-hand dealers |
| <input checked="" type="checkbox"/> Auto repair shops | <input checked="" type="checkbox"/> Discount/bargain stores |
| <input checked="" type="checkbox"/> Fleet maintenance and storage yards | <input checked="" type="checkbox"/> Banks |
| <input checked="" type="checkbox"/> Smoke, e-cigarette, and vape shops | <input checked="" type="checkbox"/> Check-cash and payday establishments |
| <input checked="" type="checkbox"/> Tattoo parlors | <input checked="" type="checkbox"/> Drive-through services/restaurants |
| <input checked="" type="checkbox"/> Nail salons | <input type="checkbox"/> Off-site beer/liquor sales |
| <input checked="" type="checkbox"/> Laundromats and dry-cleaning | <input type="checkbox"/> Short-term vacation rentals |
| <input checked="" type="checkbox"/> Lodging, motels, and hotels | <input type="checkbox"/> Adaptive housing strategies – converting “big box” |

Note: “” Land uses or topic areas covered in the study.

“” Land uses not covered in the study. The reasons for their initial exclusion can be found later in this report.

The first step in the Zoning Code and Land Use Study was to discuss, understand, and reflect on staff’s experience administering the Zoning Code in Escondido; learn of professional experience elsewhere; and conduct research on best practices from other communities. This provided an opportunity to build study context, establish a menu of potential regulatory options, and create a framework for public engagement. The second step of the Zoning Code Land Use Study was to engage the public through conversations about how the updated Zoning Code could be improved within the defined scope of the study. City staff published two (2) print display advertisements in the

Union Tribune and sent 500 direct mailers to the businesses covered and involved in the study. These notices created project awareness and identified potential input opportunities. City staff also hosted two (2) stakeholder meetings on January 15 and 31, 2019, to hear directly from interested parties on the subject study. At these meetings, participants spoke of personal experiences, desired values, and commented on specific issues with the existing Zoning Code. Preliminary recommendations resulting from the Zoning Code and Land Use Study are attached hereto as Attachment 1 and summarized in the following section.

City staff is not requesting any action from the City Council at this time; rather, the preliminary recommendations are being distributed in advance of upcoming public hearings to screen check the results, collect additional public input, and make sure that study results are consistent with City Council expectations. At the March 20, 2019, meeting, the City Council can review the preliminary findings, receive all written correspondences received to date (Attachment 4), hear new public comment, provide direction or change the scope of the study, and/or ultimately confirm next steps for the overall work program.

Preliminary Recommendations:

Attachment 1 begins with a brief description of the potential changes to the existing Zoning Code and specific plans that are non-controversial and straightforward. This includes an update to definitions and making sure land use category references are internally consistent. As such, the following is not expected to generate a lot of interest, but is an important element of the study's recommendations because the addition to the Zoning Code will more efficiently communicate land use regulations.

- Update to definitions: The existing list of definitions is incomplete and outdated. Definitions would be broadly modified to include terms that are utilized but not defined. The City's current Zoning Code takes a one-size fits all approach to different land use classifications. Creating a new set of definitions would help differentiate between different types of businesses and would facilitate different degrees of new land use regulation.
- Revision of classifications across planning documents: The Zoning Code and specific plans should include integrated and internally consistent land use descriptions. This would assist City staff in administering the Zoning Code and specific plans and facilitate horizontal content consistency.

Attachment 1 also includes a set of recommended actions for each land use/topic area. Since zoning regulations and restrictions are used by cities and counties to control and direct the development of property, this portion of the attachment presents options for how Escondido can address important issues in its updated Zoning Code and potentially change land use control for certain land use activities (i.e. principally permitted, conditionally permitted, or prohibited land uses). The preliminary recommendations regarding use authorization are summarized below.

- Used car sales – require a Conditional Use Permit in areas where the use is currently permitted by-right.
- Auto repair shops – Require Conditional Use Permits for “limited repair” in commercial areas where permitted by-right; “general repair” in commercial and industrial zones; and “commercial vehicle repair” in the M-2 Zone.
- Fleet maintenance and storage yards – Require a Conditional Use Permit in the CG, M-1, and M-2 Zones.
- Smoke, e-cigarette, and vape shops – Require a Conditional Use Permit in the CG Zone and prohibit stores within 1,000 feet of a school.
- Tattoo parlors - Require a Conditional Use Permit in the CG Zone and prohibit parlors within 1,000 feet of any other parlor and 500 feet from any licensed alcoholic beverage dispensing operation.
- Nail salons - No proposed changes.
- Laundromats and dry-cleaning – Limit on-site pressing to industrial zones, through a Conditional Use Permit.
- Lodging, motels, and hotels – No proposed change.
- Thrift, pawn, consignment and second-hand dealers – Require a Conditional Use Permit in areas where currently permitted. Prohibit pawnshops citywide.
- Discount/bargain stores - Require a Conditional Use Permit in areas where currently permitted.
- Banks – Require drive-through establishments to obtain a Conditional Use Permit. Prohibit banks on the corner lots of the retail core area of the downtown.
- Check-cash and payday establishments – Prohibit use citywide.
- Drive-through services/restaurants - Require drive-through establishments to obtain a Conditional Use Permit.

Preliminary recommendations also include refining or creating standards and guidelines for each respective land use/topic area (refer to Attachment 1). Making adjustments to the City’s existing land use controls would help address use authorization (i.e. who and/or at what level decisions are made at the City), the design of the site and building, as well as operational standards that must be considered prior to project approval. Changes may be warranted for a variety of reasons, such as facilitating better land use planning and smart growth, quality economic development, building health and environmental justice, promoting community livability and resiliency, and/or protecting the unique qualities of our residential neighborhoods. It is important to note that during public discussion, new options may be suggested – these new ideas should be considered alongside those included in Attachment 1. Of course, another option of the Zoning Code and Land Use Study is always to make no change to the existing regulations. Within the “no change” option, there would be no modification to how the Zoning Code is currently applied. The City Council may find that portions of the preliminary recommendations do not adequately meet the City’s goals and values, or conversely that the City Council’s expectations have been met.

Zoning Code Land Use Study Public Feedback:

The Zoning Code and Land Use Study has been based up to this point, in part, on input from the community. City staff facilitated two (2) stakeholder meetings on January 15, 2019 and January 31, 2019. At these meetings, information was provided by staff on existing land use-controls in the city and elsewhere in North County San Diego Cities, as well as other/best practices options on regulating land use to facilitate group discussion. (All outreach meeting material is provided in Attachment 2). Additional information was collected through in-person communications and written correspondences (provided in Attachment 4).

During the aforementioned January 15 and 31, 2019 meetings, as well as subsequent in-person communications and written correspondences, participants commented on specific issues with the existing Zoning Code and how the updated Zoning Code could be improved. All issues identified during public outreach are tracked in a spreadsheet, provided as Attachment 3, which helps summarize input, identifies how it was addressed, and helps identify remaining issues to facilitate further public discussion. Reviewing this input early in the process will help the City Council provide direction to staff to prepare an updated Zoning Code that reflects the unique conditions, values, and goals of Escondido. As of this writing, the remaining issues include 1) whether the City should adopt and annually implement a tobacco retail license and if the City should regulate the manner in which tobacco related products are displayed in stores; 2) whether a tattoo parlor(s) should be allowed in the downtown; 3) if the City should cap fast-food (franchised) fast food restaurants; and 4) if the City should amortize certain land use activities or change the abatement period for nonconforming uses. This spreadsheet (Attachment 3) will be utilized throughout the process to ensure each public issue is considered within the work program. It is anticipated that City staff will continue to work through existing business groups and neighborhood partnerships to solicit public feedback about the various land uses. Furthermore, City staff will continue to seek out other opportunities to engage property owners, businesses, and other interested parties throughout the update process to ensure each concern and issue is considered as a part of the planning process and/or within the draft Ordinance.

Land Uses/Topic Areas Not Covered by the Study:

The City Council's direction provided staff with initial guidance on how to move forward with the study. As noted previously in the staff report, three (3) land uses/topic areas were not included in the initial research or outreach related to Zoning Code and Land Use Study:

- 1) Off-site beer/liquor sales. This land use/topic area was omitted from the initial outreach with stakeholders because staff was researching various approaches to regulation, including but not limited to proactive enforcement and the merits of a Deemed Approved Ordinance. At the time, City staff did not want to hold up the study's progress and delay community engagement, while sorting through potential,

tested and untested regulatory options. However, after researching the issue through the Attorney's Office, it was concluded that it would be best to move forward with "future" land use control rather than pursuing a retroactive approach (such as through a Deemed Approved Ordinance). It is recognized that there are certain land uses that create conditions harmful to the public health, welfare, and safety when such uses are allowed to become numerous or concentrated within a limited geographical area. Special use regulations separating such uses from each other and from nearby residential areas, family-oriented uses, or sites commonly used by minors, are therefore necessary to protect the community from consequent blight, depreciated property values, law enforcement problems, and interference with residential neighborhoods. Although "off-site beer/liquor sales" was not included in the study's initial outreach, the City should still include the land use/topic in the draft Ordinance by requiring a Conditional Use Permit and school-based separation requirements. A similar recommendation was made for smoke, e-cigarette, and vape shops.

- 2) Short-term vacation rentals. Various cities across the State are considering the best ways to regulate this new and growing industry. From a Zoning Code Land Use Study perspective, it would have been very difficult to solicit input from the operators of existing short-term vacation rentals because of the dynamics of the marketplace (e.g. moving in-and-out of listing, etc.). Furthermore, there are a lot of economic, visitor-serving, revenue-collection, and neighborhood-based issues that should be carefully reviewed and considered. Short-term vacation rental regulations require a special, focused study, if the Council interested in researching and/or potentially regulating this land use/topic area.
- 3) Adaptive housing strategies – converting "big box" retailing to housing opportunities. The fundamental concept of turning some of the biggest challenges of big-box retail reuse into housing opportunities requires more planning and a special, focused study. Redevelopment of commercial centers presents many good opportunities to respond to different customer demands, new retail functions, new suburban socio-economic demographics, and infrastructure investments. It may make sense to roll the land use/topic area into the 2021-2028 Housing Element work program so that the community can comprehensively assess how Escondido provides opportunities for (and do not unduly constrain) housing development. Other anticipated early action Housing Element implementation items are listed in Attachment 5.

Anticipated Schedule, Next Steps, and Additional Public Outreach and Participation:

The purpose of this report is to publicize the initial results of the study, which will be reviewed by the public, Planning Commission, and City Council over the next couple of months. Although initial outreach was stakeholder focused, more extensive partnerships with other business and community groups moving forward could foster more participation from typically

under-represented groups and would increase the number of first-time participants. In consideration of the foregoing, this report also establishes next steps in the planning process, which will involve additional public outreach and participation.

- April 11, 2019 – Meeting with Chamber of Commerce and open call for individual business group meetings.
- April 25, 2019 – Meeting with Resident Leadership Academy and open call for individual community group meetings to provide feedback.
- May 14, 2019 – Anticipated Planning Commission hearing (subject to change).
- June 5, 2019 – Anticipated City Council hearing (subject to change).

As mentioned previously, the preliminary recommendations of the study are being distributed in advance of public hearings to allow the public and the City Council with ample review time. City staff anticipates additional public input opportunities will occur, as outlined above. The final recommendations will be ultimately compiled into a draft Ordinance. The draft Zoning Code Amendment requires Planning Commission recommendation and City Council adoption. Direction from the City Council on March 20, 2019 will be used to guide the rest of the planning process.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martin, Director of Community Development
3/13/2019 10:51 a.m.

Mike Strong, Assistant Director of Planning
3/13/2019 10:56 a.m.

ATTACHMENTS:

1. Attachment 1 – Preliminary Recommendations
2. Attachment 2 – Outreach Meeting Material
3. Attachment 3 – Stakeholder Meeting Notes and Public Issue Identification
4. Attachment 4 – Public Correspondences
5. Attachment 5 – Early Action Housing Element Implementation Items

Zoning Code Land Use Study Preliminary Recommendations

1. Used Car Sales

Existing use authorization and/or standards:

- The use is permitted by-right in the CG, M-1, and M-2 Zone.
- A Conditional Use Permit is required in the WM District of the South Centre City Specific Plan.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code and differentiate between “boutique car sales” and “used car sales lots” with all zoning terms.
- Allow “boutique car sales” as a permitted use in the CG zone only. Boutique sales would permit a business, the primarily functions as an office, to store no more than two (2) vehicles on site at any given time. Prohibit the use in all industrial zones.
- Require a Conditional Use Permit Use for “used car sales lots” in the CG, M-1, M-2 and I-P Zones. Continue to require a Conditional Use Permit in the WM District of the South Centre City Specific Plan.

Use Car Sales Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
Existing Regulations						
Existing Regulations: Used car sales	<i>P</i>	<i>P</i>	<i>P</i>	---	---	<i>CUP</i>
Proposed Regulations (Generalized)						
Boutique care sales	<i>P</i>	---	---	---	---	---
Used car sales lot	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	---	---	<i>CUP</i>

- In addition to the foregoing land use recommendations, add new standards or guidelines for “boutique car sales” and “used car sales lots:”

Boutique car sales:

1. That the area controlled by the business is of sufficient size to allow storage or display on-site of no more than two (2) cars in paved, lined and numbered spaces no smaller than eight and one-half (8 1/2) feet in width and eighteen (18) feet in length.
2. Display. Vehicles shall not be displayed on any above ground apparatus. The use of temporary structures and/or devices to elevate vehicles above the average grade of the site for display is specifically prohibited. All car inventory must be stored on-site and not in the public right-of-way.
3. Customer and employee parking areas shall be easily accessible and located separately from vehicle display areas.
4. No boutique car sales establishment shall be operated in conjunction with nor share any operating space with any other new or used car sales business.
5. Required Building. A permanent structure or building shall be maintained on-site to support the boutique car sales business. The building shall be a permanent structure. Modular or portable buildings, trailers, or mobilehomes for this purpose are prohibited.
6. Amplified Sound. The use or installation of a public address system or amplified sound system is prohibited. No loud or boisterous noises are allowed to emanate from the place of business, either by persons congregating there or by the playing of recording instruments, radios, and/or television sets or other sound-producing equipment.
7. Any lights provided to illuminate any boutique car sales area permitted by this section shall be comparable and of the same intensity to that of the rest of the commercial area or premises and so arranged to reflect the light away from adjacent properties.

Used car sales lot:

1. That the area controlled by the business is of sufficient size to allow storage or display on-site of cars in paved, lined and numbered spaces no smaller than eight and one-half (8 1/2) feet in width and eighteen (18) feet in length, and employee and customer parking of no fewer than three (3) spaces, provided that one additional employee/customer parking space shall be required for each additional twenty (20) spaces of for storage or display. Customer and employee parking areas shall be easily accessible and located separately from vehicle display areas. Ground markings and signs shall clearly indicate the location of customer and employee parking. All storage/display spaces shall be clearly lined, numbered and designated in yellow traffic paint as storage/display.
2. Display. The use of features/devices to elevate vehicles above the average grade of the site for display purposes shall be limited to the use of landscaped earthen berms or mounds, or permanent structures designed so as to be architecturally compatible with existing structures or buildings on the project site and/or adjacent thereto. The use of temporary structures and/or devices for such purposes is specifically prohibited. All car inventory must be stored on-site and not in the public right-of-way.
3. Screening. The vehicles and other display materials shall be set back five (5) feet from a street and shall not be located in required parking areas. Wheel stops or

some other type of protective device shall be provided as necessary to prevent vehicles from damaging fences, walls, buildings or landscaped areas, or from extending across any public or private property lines. Display of vehicles along street frontages shall be screened by compact evergreen hedge or alternate landscaping in a manner which screens the undersides of vehicles from public view. Display of other equipment and materials shall be screened by a solid fence or wall of at least six (6) feet in height, with enhanced landscaping along the perimeter.

4. Landscaping Required. A landscape planter a minimum of five (5) feet wide shall be provided along all street frontages, subject to Water Efficient Landscape Standards. Said landscaping shall be continuous and include a decorative planter area at the corner of intersecting streets unless a building is located at the corner or otherwise prevents continuity.
5. Required Building. A building with a minimum of three hundred (300) square feet shall be maintained on-site to support the business. The building shall be a permanent structure. Modular or portable buildings, trailers, or mobilehomes for this purpose are prohibited.
6. Amplified Sound. The use or installation of a public address system or amplified sound system is prohibited. No loud or boisterous noises are allowed to emanate from the place of business, either by persons congregating there or by the playing of recording instruments, radios, and/or television sets or other sound-producing equipment.
7. Lighting. All outdoor lights shall be served by underground wiring and shall be shielded from adjacent properties.

2. Auto Repair Shops

Existing use authorization and/or standards:

- The use is permitted by-right in the CG, M-1, and M-2 Zones.
- “Limited repair” and “general repair” requires a Conditional Use Permit in the WM General and Felicita districts of the South Centre City Specific Plan. A Conditional Use Permit is also required for repair uses in the East Valley Parkway Specific Plan; however, exceptions to this use authorization is made for repair service in multi-tenant building designed and approved prior to the specific plan’s adoption. Auto supply stores with incidental repair is permitted in the GT and SC districts of the Downtown Specific Plan.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code and differentiate between “auto supply stores with incidental installations,” “limited auto repair,” “general auto repair,” and “tire treading” with all zoning terms. Such an approach would allow different degrees of regulation of personal auto vehicle repair and maintenance based on the intensity type of the business. Also,

add that a gasoline service station which provides “limited auto repair” service is not exempt from these use requirements or standards.

- The definitions used in the South Centre City Specific Plan can be used to establish zoning terms for “limited auto repair” and “general auto repair.”
 - “General auto repair” can include major repair of automobiles, motorcycles, recreational vehicles, or light trucks. Examples of use include body and fender shops; brake shops; full-service motor vehicle repair garages; machine shops; painting shops; towing services; and transmission shops. Does not include vehicle dismantling or salvage and tire retreading or recapping.
 - “Limited auto repair” can include minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans, or similar size vehicles. Examples of use include brake adjustments and repairs; installation of electronic equipment (e.g., alarms, stereos, etc.); servicing of cooling, electrical, fuel, and exhaust systems; oil and lube shops; tire sales and installation shops; wheel alignment and balancing; auto glass installation and services.
- Add a “commercial vehicle repair” definition to the code to include uses that repair and maintain the mechanical components of the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft or boats. “Commercial vehicle repair can also include “general auto repair” type functions.
- “Auto supply stores with incidental repair” should continue as a permitted use in the CG Zone and the SG and GT districts of the Downtown Specific Plan. Allow “auto supply stores with incidental repair” as a permitted use in the CG Zone and limited zones in the South Centre City Specific Plan and East Valley Specific Plan.
- Require a Minor Conditional Use Permit for “limited auto repair” in the CG zone and the SG districts of the Downtown Specific Plan and limited zones of the East Valley Specific Plan. Continue to allow by-right “limited repair” in the industrial zones.
- Require a Conditional Use Permit for “general repair” in the CG Zone and continue to conditionally permit “general repair” in limited zones of the East Valley and South Centre City specific plans. Require a Conditional Use Permit for “general repair” in the M-1 and M-2 zones, and “commercial vehicle repair” in M-2 Zone. Require a Conditional Use Permit for “tire treading” in the M-2 Zone. Prohibit “tire treading” throughout all other zones.

Auto Repair Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
Existing Regulation						
Auto supply store with repair	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Repair services	<i>P</i>	<i>P</i>	<i>P</i>	---	<i>P/CUP</i>	<i>CUP</i>
Auto body	<i>CUP</i>	<i>P</i>	<i>P</i>	---	<i>P/CUP</i>	<i>CUP</i>
Boat repair	---	<i>P</i>	<i>P</i>	---	<i>P/CUP</i>	<i>CUP</i>
Proposed Regulations (Generalized)						
Auto supply store with repair	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Limited repair	<i>CUP#</i>	<i>P</i>	<i>P</i>	<i>CUP#</i>	<i>CUP#</i>	<i>CUP#</i>
General repair	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>		<i>CUP</i>	<i>CUP</i>
Commercial vehicle repair	---	---	<i>CUP</i>	---	---	---

- In addition to the foregoing land use recommendations, add new standards or guidelines:
 1. All tires, barrels, new or discarded auto parts, vehicles under repair and other storage of materials used or sold on the premises must be stored and maintained inside the building if in a CG commercial zone (Section 33-337), M-1 industrial zone (Section 33-571), or similar zone district; or screened from view from adjacent properties and streets by a solid screen barrier in the M-2 industrial zone (Section 33-571). Outdoor storage of non-operational vehicles is prohibited in all zones, unless authorized as “car storage or tow yard.”
 2. Residential and Street Adjacency. All new structures shall be oriented to face building, workstation, and service bay entrances, away from abutting residential properties and the public right-of-way to the extent practicable.
 3. Service bays shall be screened from adjacent properties and public view by a wall, fence, hedge or other appropriate plant or landscape material between the service bay and the property line. Solid fencing or walls shall be constructed of brick, block, stone or frame-stucco. An ornamental masonry wall shall be provided along all property lines that abut property used or zoned for residential purposes. Screening shall minimize the visual impact to the extent appropriate, through means of placement, barrier, or camouflage. Screening shall be designed to blend into the surrounding architecture or landscape so that the object or land use is not apparent to the casual observer. The face of all screen walls facing public right-of-ways shall be landscaped with shrubs, trees, and/or climbing vines. Use of walls and screening techniques shall meet crime prevention standards.

4. Architectural Compatibility. The quality of architecture and building materials of all on-site structures shall meet or exceed surrounding structures.
5. Automobiles that are driveable in their present condition and are awaiting repairs are not considered to constitute "storage." Transported automobiles must be repairable and may be stored on the site if they are intended to be repaired. Vehicles or equipment parked or stored on the site shall not be used as a source of parts and shall not be sold unless the business is also licensed for vehicle or equipment sales. A vehicle that is not in working order shall not be stored on such premises for more than forty-eight (48) hours. Vehicles shall not be wrecked or dismantled; shall have hoods, trunks and doors closed; shall not be dirty or dusty; and shall not be parked or stored on public property or public rights-of-way.
6. Tow truck operation incidental to repair. No commercial tow truck, tractor, trailer or semi-trailer, designed to pull or transport passenger automobiles, may be parked on the premises of a "auto supply stores with incidental installations" or "limited auto repair" station or service garage for more than four (4) hours within any twenty-four (24) hour period, except in case of emergency. Exceptions to exceed the four (4) hour limitation may be granted for "general repair" and "commercial vehicle repair" facilities as determined by the Review Authority. The storage of these trucks must be within an enclosed building or service bay; or be located in the rear half of the lot of an industrial zone (M-1 or M-2 Zone) and be enclosed by a six (6) foot high solid wall or fence with solid gates.
7. Landscaping Required. A landscape planter a minimum of five (5) feet wide shall be provided along all street frontages, subject to Water Efficient Landscape Standards.
8. A 150-square foot planter area shall be provided at the corner of intersecting streets unless a building is located at the corner.
9. Required Building. A building with a minimum of three hundred (300) square feet shall be maintained on-site to support the business. The building shall be a permanent structure. Modular or portable buildings, trailers, or mobilehomes for this purpose are prohibited.
10. Amplified Sound. The use or installation of a public address system or amplified sound system is prohibited. No loud or boisterous noises are allowed to emanate from the place of business, either by persons congregating there or by the playing of recording instruments, radios, and/or television sets or other sound-producing equipment.
11. Lighting. All outdoor lights shall be served by underground wiring and shall be shielded from adjacent properties.
12. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, walls and fences and the perimeter of the site (including all public parkways).

3. Fleet Storage and Car Storage or Tow Yards

Existing use authorization and/or standards:

- Permitted by-right in the CG and CP Zones (parking lots). The WM General district of the South Centre City Specific Plan conditionally permits the use. The Specific Plan allows accessory fleet parking if less than ten (10) percent of the spaces are used for parking or storage. A use permit is required if accessory fleet parking exceeds ten (10) percent of the total parking required for the business.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code and differentiate between primary fleet storage and accessory fleet storage. “Fleet storage” means storage or parking of one or more vehicles used regularly in business operations. Where the parking of vehicles constitutes the principal use on the site, the use activity is considered a principal use. Typical fleet storage uses include taxi fleets, mobile catering trucks, car or truck (service delivery) storage, or delivery truck fleets. Excluded are sales/rentals of vehicles. “Car storage or tow yards” means a business or offering the services of a vehicle towing service, whereby disabled motor vehicles are towed or otherwise removed from the place where they are disabled by a truck, automobile, or other vehicle so adapted to that purpose, such as tow truck dispatch centers, or in the business of storing disabled motor vehicles.
- Require a Conditional Use Permit for “fleet storage” as a primary use in the CG, M-1, and M-2 Zones. Require economic study of impacts if it is a primary use (Section 33-1125). An economic study would not be required if the “fleet storage” is accessory to some other use on-site.
- Carve out exceptions for new car sales inventory lots, such a use may still require a Conditional Use Permit; however, no economic impact study would be required.
- Require a Conditional Use Permit for “car storage or tow yards” in the M-2 Zone and continue to conditionally permit fleet or “car storage or tow yards” in the WM General district of the South Centre City Specific Plan.
- Prohibit fleet storage as a primary use in the East Valley Specific Plan and Downtown Specific Plan.
- Allow accessory fleet storage use in all commercial and industrial zones. Maintain the existing use authorization for accessory fleet storage in the South Centre City Specific Plan.

Fleet Storage Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
Existing Regulations						
Fleet storage	<i>P</i>	<i>P</i>	<i>P</i>	---	<i>P</i>	<i>P/CUP</i>
Proposed Regulations (Generalized)						
Accessory fleet storage	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Fleet storage or tow yard	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	---	---	<i>CUP</i>

- In addition to the foregoing land use recommendations, add new standards or guidelines for “fleet storage – primary use,” “car storage or tow yards,” and “fleet storage – accessory use:”

Fleet storage – primary use and car storage or tow yards:

1. A vehicle that is not in working order shall not be stored on such premises for more than forty-eight (48) hours. Vehicles shall not be wrecked or dismantled; shall have hoods, trunks and doors closed; shall not be dirty or dusty; and shall not be parked or stored on public property or public rights-of-way.
2. Sale Prohibited. No vehicle or any component of a vehicle shall be parked on public or private property advertising the vehicle or any other service or merchandise for sale.
3. Required Building for “Car Storage or Tow Yards.” A building with a minimum of three hundred (300) square feet shall be maintained on-site to support the business. The building may be a permanent structure, modular or portable building. Trailers or mobilehomes for this purpose are prohibited.
4. Tow trucks for car storage or tow yards – Storage or tow trucks is considered an integral part of the tow truck dispatching service which is the main permitted use. When subject to the conditions of the M-2 Zone or the WM General district of the South Centre City Specific Plan, the storage of these trucks must be located in the rear half of the lot and be enclosed by a six (6) foot high solid wall or fence with solid gates.
5. Screening. Perimeter screening shall be by a solid, uniform fence or wall with a maximum height as specified in the Ordinance. Solid fencing or walls shall be constructed of brick, block, stone or frame-stucco. An ornamental masonry wall shall be provided along all property lines that abut property used or zoned for residential purposes. Screening shall minimize the visual impact to the extent appropriate, through means of placement, barrier, or camouflage. Screening shall be designed to blend into the surrounding architecture or landscape so that the object or land use is not apparent to the casual observer. The face of all screen walls facing public right-of-ways shall be landscaped with shrubs, trees, and/or climbing vines. Use of walls and screening techniques shall meet crime prevention standards.

6. Landscaping Required. A five (5) foot wide planting area with trees shall be provided along the interior sides of screen wall. A landscape planter shall be provided on-site with a minimum of five (5) feet wide dimensions along all street frontages, on the outside of said wall, along all street frontages, subject to Water Efficient Landscape Standards.
7. Lighting. All outdoor lights shall be served by underground wiring and shall be shielded from adjacent properties.

Fleet storage – accessory use:

1. Accessory fleet storage areas must be incidental to a principal land use activity, and the accessory storage is located on the same site or lot as the primary use and is considered an integral part of that business.
2. Accessory outdoor fleet storage and must be located in a manner that minimizes the visual impact of the fleet storage through means of placement, barrier, or landscape screening to the extent appropriate.
3. Accessory outdoor fleet storage areas for fleet vehicles shall be located on the site with the principal use in compliance with the parking requirements and shall be landscaped, constructed and improved in compliance with the requirements for on-site parking areas as set forth in Article 39.
4. Accessory fleet storage shall not include a tow truck, tractor, trailer or semi-trailer, designed to pull or transport passenger automobiles; or accessory display of rental, leasable, or for-sale vehicles or equipment. The accessory storage or display of such is permitted only if they are otherwise permitted in the zone in which the facility is located.

4. Smoke, E-Cig, and Vape Shops

Existing use authorization and/or standards:

- Permitted by-right in all commercial zones.
- Conditionally permitted in the 9th district of the South Centre City Specific Plan.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code to include vaping products and electronic smoking devices, etc.
- Add that retail sales and display of tobacco and drug paraphernalia shall only take place in an enclosed building or tobacco and drug paraphernalia establishment. It shall be unlawful for any person to sell or display for sale tobacco and drug paraphernalia at a fair, street market, event or location other than in an enclosed building or tobacco and drug paraphernalia establishment.

- Prohibit tobacco stores within 1,000 feet of a public or private elementary or secondary school (with compulsory attendance requirements). No retail establishment in which 33 percent or more of its floor display area is dedicated to the sale of tobacco products shall be located within 1,000 feet of any school.
- Require a Conditional Use Permit for tobacco stores in CG zone and in limited zones in the East Valley Parkway specific plan.
- Prohibit the use in the Downtown Specific Plan.
- Prohibit the use as part of a vertical mixed-use residential project.

Smoke Shop Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
<i>Existing Regulations (Generalized)</i>						
Smoke shop	<i>P</i>	---	---	---	---	<i>CUP</i>
<i>Proposed Regulations (Generalized)</i>						
Smoke shop, e-cig, and vape shops	<i>CUP</i>	---	---	---	---	<i>CUP</i>

5. Tattoo Parlor and/or Body Art

Existing use authorization and/or standards:

- Permitted by-right in the CG Zone.
- Prohibited in the South Centre City, East Valley, and Downtown specific plans.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code to include tattoo parlor, body art, and body piercing.
- Require a Conditional Use Permit in the CG Zone.
- Clarify the prohibition in the Downtown Specific Plan.

Tattoo Parlor Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
Existing Regulations (Generalized)						
Tattoo	<i>P</i>	---	---	---	---	---
Proposed Regulations (Generalized)						
Tattoo and/or body art	<i>CUP</i>	---	---	---	---	---

- In addition to the foregoing land use recommendations, add new standards or guidelines:
 1. No tattoo parlor and/or body art establishment shall be operated in conjunction with nor share any operating space with any other business. Service of alcohol, marijuana/cannabis based substances, or other controlled substance shall not be permitted in conjunction with a tattoo parlor and/or body art facility.
 2. No tattoo parlor and/or body art establishment shall be located within 1,000 feet of any other tattoo parlor, as measured from the nearest walls of the buildings within which the tattoo parlors are established.
 3. No tattoo parlor shall be located within 500 feet of any licensed alcoholic beverage dispensing operation offering said beverages for on-site consumption.
 4. The entrance door and storefront window glazing shall be 100 percent clear and free of obstructions such as signs, window tinting, shelving, or racks. An opening shall be provided through which an unobstructed view of the interior of the premises can be obtained from the exterior of the building.
 5. Specified anatomical areas shall not be exposed in publicly accessible areas of the business or viewable from the public right-of-way.
 6. Tattoo and/or body art facility shall not operate between the hours of 10:00 p.m. and 10:00 a.m.
 7. Temporary or mobile establishments or events are not authorized by this section.
 8. The operator of the approved use shall prevent loitering and loud noises around the subject site during and after the hours of business operations.
 9. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, walls and fences and the perimeter of the site (including all public parkways).
 10. The applicant/operator of the tattoo and/or body art facility shall comply with all applicable state and local laws as they may be amended from time to time, including Health and Safety Code Sections 119300 et seq. (California Safe Body Art Act), Penal Code Section 653, and County of San Diego Department of Environmental Health regulations.

6. Nail Salons

Existing use authorization and/or standards:

- Permitted by-right in the CG Zone and in the South Centre City, East Valley, and Downtown specific plans.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code to include this use type and other barber/beauty services.

Nail Salons Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
<i>Existing Regulations (Generalized)</i>						
Nail salon	<i>P</i>	---	---	<i>P</i>	<i>P</i>	<i>P</i>
<i>Proposed Regulations (Generalized)</i>						
Barber/beauty services	<i>P</i>	---	---	<i>P</i>	<i>P</i>	<i>P</i>

7. Laundromats and Dry-Cleaning

Existing use authorization and/or standards:

- Permitted by-right as “self-service” in the CG and C-N Zones. Permitted as “pick-up service only” in all commercial zones. “Dry-cleaning laundering, pressing for on-site retail customers only” in permitted in the CG Zone. Not listed as a permitted use in industrial zones.
- Laundromats and dry-cleaning is permitted in nearly all commercial zones of the Downtown, East Valley, and South Centre City specific plans. A Conditional Use Permit is required for commercial laundry/dry-cleaning in the WM General district of the South Centre City Specific Plan.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code and differentiate between “self-service laundromats,” “dry-cleaning drop-off/pick-up,” “dry-cleaning press/on-site cleaning,” and “commercial laundry or pressing” with all zoning terms. Such an approach would allow different degrees of regulation based on the intensity type of the business.
- Continue to permit by-right as “self-service laundromats” in all areas where currently permitted.
- Continue to permit by-right as “dry-cleaning drop-off/pick-up” in all areas where currently permitted.
- Continue to require a Conditional Use Permit for “dry-cleaning press/on-site cleaning” in the WM General district of the South Centre City Specific Plan.
- Continue to require a Conditional Use Permit for “commercial laundry or pressing” in the WM General district of the South Centre City Specific Plan. Allow the use (through a Conditional Use Permit) in the M-1 and M-2 Zones.

Laundromat Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
<i>Existing Regulations (Generalized)</i>						
Laundromats	<i>P</i>	---	---	<i>P</i>	<i>P</i>	<i>P</i>
Dry-cleaning pick-up/drop-off	<i>P</i>	---	---	<i>P</i>	<i>P</i>	<i>P</i>
Dry-cleaning with press	<i>P</i>	---	---	<i>P/CUP</i>	<i>P</i>	<i>CUP</i>
<i>Proposed Regulations (Generalized)</i>						
Self-serve laundromats	<i>P</i>	---	---	<i>P</i>	<i>P</i>	<i>P</i>
Dry-cleaning pick-up/drop-off	<i>P</i>	---	---	<i>P</i>	<i>P</i>	<i>P</i>
Dry-cleaning with press	---	---	---	---	---	<i>CUP</i>
Commercial laundry	---	<i>CUP</i>	<i>CUP</i>	---	---	<i>CUP</i>

- In addition to the foregoing land use recommendations, add new standards or guidelines:
 1. No new “dry-cleaning on-site cleaning” or “commercial laundry” establishment shall be located within 200 feet of a residential zone or residential use unless the establishment utilizes a high-trans fluorinated alternative rather than using carbon Trichloroethylene (TCE) and Perchloroethylene (PERC).

2. The operator of the approved “self-service laundromats” use shall prevent loitering and loud noises around the subject site during and after the hours of business operations. Management or a staff representative (e.g. attendant) must be present during hours of operation.
3. No liquid or solid waste or similar material that may contaminate water supplies, interfere with bacterial process in sewage treatment, or otherwise cause the emissions of dangerous or offensive elements shall be discharged into the public sewer or private disposal system, except as determined by the Review Authority in accordance with applicable regulations.

8. Lodging, motels, and hotels

Existing use authorization and/or standards:

- Conditional Use Permit required in the CG Zone. Not listed as a permitted use in any other zone.
- Lodging, motels, and hotels is conditionally permitted in nearly all commercial zones of the Downtown, East Valley, and South Centre City specific plans. A Minor Use Permit is required for converting an existing hotel/motel to a residential use.
- Additional standards or guidelines: Article 63 of the Zoning Code address permit authority, findings and design review criteria.

Recommendations:

- Continue to conditionally permit lodging, motels, and hotels in all areas where currently permitted.
- Allow single-room occupancy (SROs) or residential conversions and extended stay conversion by Conditional Use Permit.

Lodging, Motels, and Hotels Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
<i>Existing Regulations (Generalized)</i>						
Hotels and Motels	CUP	---	---	CUP	CUP	CUP
Single-room occupancy res. conversions	---	---	---	---	---	CUP#
<i>Proposed Regulations (Generalized)</i>						
Hotels and Motels	CUP	---	---	CUP	CUP	CUP

Single-room occupancy res. conversions	<i>CUP</i>	---	---	<i>CUP</i>	<i>CUP</i>	<i>CUP#</i>
Extended stay	<i>CUP</i>	---	---	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>

- In addition to the foregoing land use recommendations, add new standards or guidelines:
 1. A manager and a minimum of one (1) additional employee shall be on duty at all times.
 2. Every person operating any hotel or motel shall at all times keep and maintain a record, either electronic or in a book/register inscribed with ink or indelible pencil, the name and valid address of each adult guest or person renting or occupying a room, as well as the room number to which that person is assigned and the time of check in. When the occupant of a room checks out, it shall be the duty of the proprietor of such hotel or motel, or his agent, to enter the time thereof electronically or in such book or register opposite the name of such occupant.
 3. The operator of the approved use shall prevent loitering and loud noises around the subject site during and after the hours of business operations.
 4. Exterior corridors on multi-level buildings are strongly discouraged and should not be located adjacent to residential uses.
 5. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, walls and fences and the perimeter of the site (including all public parkways).
 6. Allow hotel/motel conversions to residential projects (i.e. single room occupancy or SRO) through a Conditional Use Permit, except the South Centre City Specific Plan, which will continue the allowance through a Minor Conditional Use Permit.
 - SRO conversion must be consistent with the General Plan and applicable zoning code standards for multi-family residential development. Require projects to meet condo specifications, such as a minimum floor area size of four hundred (400) square feet per unit, and develop parking standards to support the use activity.
 - Access to residential units shall be via an interior corridor, only, with doors opening only onto such corridors. No units shall be accessible from the exterior of the building.
 - Other walkways, stairways, and balcony railings and other similar details should be high quality and stylistically consistent with the building design.
 7. Allow extended stays. Extended stay is any stay in a hotel, in excess of 25 rooms, and more than one floor, that is 30 or more days, but less than 90 days within a six-month period of time.
 - Upon receipt of a Conditional Use Permit, a hotel or motel in excess of 25 rooms may convert, fully, its rooms for persons to stay in the room for 30 or days but less than 90 days within a six (6) month period of time. Access to extended stay rooms

shall be via an interior corridor, only, with doors opening only onto such corridors. No rooms shall be accessible from the exterior of the building.

- The minimum floor area of a one-bedroom guest room shall be four hundred (400) square feet, a minimum floor area of six hundred (600) square feet for a two (2) bedroom guest room.
 - Partial room-inventory conversions to extended stay are prohibited.
 - Rooms designated for extended stay will be clearly documented on the permit by room number. Any deviation from this (i.e. allowing extended stays in rooms not designated as such, will be considered a violation.)
 - Upon receipt of a complete application for a permit, the Director his or her designee shall verify all information and shall cause an inspection to be done of the premises by all City Departments to ensure there are no outstanding violations of any applicable local, state or federal law on the property.
 - Other walkways, stairways, and balcony railings and other similar details should be high quality and stylistically consistent with the building design.
 - Extended stay hotels shall feature a health or fitness club and a swimming pool.
8. Businesses space and restaurants. Hotels and Extended Stay Hotels designed, constructed or used for 25 or more guest rooms or more may include a business supportive space use conducted therein for the convenience of the occupants and their guests, a boutique retail space, or a restaurant for use solely by the hotel occupants and their guests.
- The entrance to the business or restaurant shall be from the inside of the hotel.
 - The floor area used for all the businesses and restaurants in the facility shall not exceed 30 percent of the total ground floor area of all the buildings comprising the hotel which are on a single lot or contiguous lots.
9. Short term parking should be provided in close proximity to the office/check-in areas. Delivery and loading areas should be screened to minimize adverse visual and noise-related impacts to adjacent uses.

9. Thrift Stores, Consignment Stores, Pawn Shops, and Second-Hand Dealers

Existing use authorization and/or standards:

- No listed uses or standards in the Zoning Code. It is categorized as retail, wholesale, or service business catering directly to the customer.
- “Thrift store, pawn shops, second-hand dealers” are prohibited in the Downtown and East Valley specific plans. “Consignment stores” are permitted. A Minor Use Permit is required for “thrift stores, pawn shops, second-hand dealers, and consignment stores” in the 9th and Escondido Boulevard districts of the South Centre City Specific Plan.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code and differentiate between “thrift stores,” “pawn shops,” “second-hand dealers,” and “consignment shops” with all zoning terms.
- Conditionally permit “thrift stores,” “second-hand dealers,” “and consignment stores” in the CG Zone.
- Prohibit “pawn shops,” citywide. Changes to the Zoning Code and South Centre City Specific Plan would be necessary to prohibit the “pawn shops” use.
- Clarify the prohibition of “thrift stores,” “pawn shops,” “second-hand dealers” and allowance of “consignment stores” in limited zones of the East Valley specific plans. Continue similar regulations in the Downtown Specific Plan, and also prohibit the “consignment stores” use in the downtown area.

Thrift, Consignment, Pawn, and Second-Hand Stores Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
Existing Regulations (Generalized)						
Thrift and second-hand	<i>P</i>	---	---	---	---	<i>CUP#</i>
Consignment	<i>P</i>	---	---	<i>P</i>	<i>P</i>	<i>CUP#</i>
Pawn	<i>P</i>	---	---	---	---	<i>CUP#</i>
Proposed Regulations (Generalized)						
Thrift and second-hand	<i>CUP</i>	---	---	---	---	<i>CUP</i>
Consignment	<i>CUP</i>	---	---	---	<i>CUP</i>	<i>CUP#</i>
Pawn shops	---	---	---	---	---	---

- In addition to the foregoing land use recommendations, add new standards or guidelines:
 1. A designated area inside the building shall be established for the receipt, sorting and processing of goods. Donated goods shall be accepted only during regular business hours. All goods donated for sale at the thrift shop must be accepted through the rear of the store. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods when the store is closed. Signage should include daytime collection hours for donated goods.
 2. No more than 30 percent of the floor area shall be utilized for receiving, sorting and storage of donated and traded goods.
 3. Shall post signs advising patrons that the merchandise/goods within the store are primarily preowned.

4. Enclosed Activities. All activities shall be completely enclosed within the building for the use.
5. Property Maintenance. The subject property shall be maintained free of trash and debris at all times. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent).
6. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, walls and fences and the perimeter of the site (including all public parkways).
7. The storefront windows shall be permanently maintained as displays of merchandise in a professional and attractive manner (i.e., unsightly clothing racks and displays shall not be placed adjacent to the windows).
8. Exterior lighting shall be installed to illuminate collection points.

10. Discount Stores / Bargain Stores

Existing use authorization and/or standards:

- No listed uses or standards in the Zoning Code or most specific plans. It is categorized as retail, wholesale, or service business catering directly to the customer. The use is specifically prohibited in the East Valley Specific Plan.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code. Defines bargain basement store as " any for-profit or non-profit store including any establishment, operation, or enterprise with one or more of the following characteristics: 1) a majority of the store' s merchandise is offered for sale at a price equal to or below \$5.00; 2) merchandise priced at or below \$5.00 occupies at least one-half of the store' s floor area which is devoted to retail sales; 3) used items represent a majority of the merchandise offered for sale in the store; or 4) used merchandise occupies at least one-half of the floor area in the store devoted to retail sales." Used merchandise is defined as " all forms of used items including without limitation items that were formerly used but have been repaired, refurbished, and /or repackaged." The bargain basement store definition excludes: 1) bona fide antique stores; 2) "thrift stores," "pawn shops," "second-hand dealers," and "pawn shops;" 3) stores which primarily engage in the sale of used books, periodicals, videos, or DVDs; 4) stores specializing in the sale of highly collectible items such as used coins, stamps, baseball cards, and other similar collectibles; and 5) a store where the majority of the items sold, measured by receipts or number of items sold, consist of food and/or beverage items.

- Conditionally permit the use in the CG Zone; and conditionally permit the use in limited zones of the Downtown and South Centre City specific plans.
 - Gateway Transit District and Centre City Urban District of the Downtown Specific Plan.
 - 13th district of the South Centre City Specific Plan.

Bargain Stores Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
Existing Regulations (Generalized)						
Bargain stores	<i>P</i>	---	---	<i>P</i>	---	<i>P</i>
Proposed Regulations (Generalized)						
Bargain stores	<i>CUP</i>	---	---	<i>CUP</i>	---	<i>CUP</i>

11. Banks

Existing use authorization and/or standards:

- Permitted in nearly all commercial and industrial zones. No differentiation or limitation on drive-through facilities or ATM kiosks.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code and differentiate between “banks and chartered financial institutions” and “check-cash/pay day and non-chartered financial institutions” and “ATM kiosks” with all zoning terms. Such an approach would allow different degrees of regulation based on the intensity type of the business. Refer to “check-cash and pay day establishments” section below.
- Continue to permit banks in all commercial zones and the East Valley and South Centre City specific plans. Continue to permit “ATM kiosks (non-drive-through)” as an accessory in all commercial and industrial zones and the Downtown, East Valley, and South Centre City specific plans.
- Prohibit banks on corner lots of the retail core area of the Downtown Specific Plan. Permit banks in all other commercial areas of the Downtown Specific Plan.
- Conditional Use Permit approval shall be required for the establishment of any use that offers drive-through facilities. This shall include drive-through uses in conjunction with, but not limited to, washing/detailing automotive services (automated or hand-washed), restaurants, coffee stands, financial institutions, retail establishments, and pharmacies. Refer to “drive through businesses and fast food establishments” section below for preliminary recommendations on standards and guidelines.

Banks Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
Existing Regulations (Generalized)						
ATM kiosks	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Banks	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Banks with drive-through	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Proposed Regulations (Generalized)						
ATM kiosks	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Banks	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Banks with drive-through	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>

12. Check-Cash and Payday Establishments

Existing use authorization and/or standards:

- No listed uses or standards or guidelines. It is categorized as a financial institution or service businesses catering directly to the consumer.
- No additional standards or guidelines.

Recommendations:

- Add definitions to the Zoning Code and differentiate between “banks and chartered financial institutions” and “check-cash/pay day and non-chartered financial institutions” and “ATM kiosks” with all zoning terms. Such an approach would allow different degrees of regulation based on the intensity type of the business. Defining the “check-cash and payday establishment” use as a “Fringe Financial Service” or “Non Chartered Financial Institution” can help identify uses defined as other than a State or Federally chartered bank, credit union, mortgage lender, savings and loan association or industrial loan company, that offers deferred deposit transaction services or check cashing services and loans for payment of a percentage fee. The term included, but is not limited to, deferred deposit transaction (payday loan) businesses that make loans upon assignment of wages received, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and motor vehicle title lenders who offer a short-term loan secured by the title to a motor vehicle. Non-profit financial institutions are not encompassed by the term non-chartered financial institution.
- Prohibit the use, citywide.

- Clarify the prohibition of check-cash and payday establishments in the South Centre City and Downtown specific plans.

Check-Cash and Payday Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
<i>Existing Regulations (Generalized)</i>						
Check-cash	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Proposed Regulations (Generalized)</i>						
Check-cash	---	---	---	---	---	---

13. Drive-Through Businesses and Fast Food Restaurants

Existing use authorization and/or standards:

- No listed uses or standards or guidelines. It is categorized as a service business catering directly to the consumer.
- Drive-through businesses (as fast food) are permitted in the CG District of the East Valley Specific Plan and limited zones of the Downtown Specific Plan. A Conditional Use Permit is required for all types of drive-through facilities in the WM Commercial and Felicita districts of the South Centre City Specific Plan.
- Additional standards or guidelines are provided in Section 33-341 for commercial drive-through facilities.

Recommendations:

- Conditional Use Permit approval shall be required for the establishment of any use that offers drive-through facilities. This shall include drive-through uses in conjunction with, but not limited to, washing/detailing automotive services (automated or hand-washed), restaurants, coffee stands, financial institutions, retail establishments, and pharmacies. Refer to “drive through businesses and fast food establishments” section below for preliminary recommendations on standards and guidelines.
- Allow drive-through facilities, by Conditional Use Permit, in all commercial zones, as well as in the CG District of the East Valley Specific Plan and the Gateway Transit District and Centre City Urban District of the Downtown Specific Plan. Use authorization would continue to be subject to the limitations of Section 33-341, which includes a two hundred (200) foot separation requirement between drive-through facilities. Separation requirements of five hundred (500) feet in the Downtown Specific Plan will be maintained (Gateway Transit District and Centre City Urban District).

Drive-Through Businesses Zoning Comparison Table

	CG	M-1	M-2	Downtown SP	East Valley SP	SCC SP
<i>Existing Regulations (Generalized)</i>						
Businesses with drive-through	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Proposed Regulations (Generalized)</i>						
Businesses with drive-through	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>

- In addition to the foregoing land use recommendations, add new standards or guidelines:
 1. Canopy. A canopy should be provided at the drive through pick-up window area (i.e. covered with a trellis or open-air canopy). In the design of the covered drive-through space, applicants shall take positive steps to protect employees of the drive-through facility from emissions caused by idling cars and “tunneling” effects. "Tunneling" will be deemed to occur where a roof/wall structure encloses a space of more than thirty (30) feet. Such situations are discouraged unless air quality analyses performed by the applicant shows that unusual pollutant concentrations will not occur.
 2. A five (5) foot-wide planter between the drive-through aisle and the parking area that includes shade trees consistent with those used in the parking areas.
 3. The architecture of drive-through uses shall be compatible and harmonize with that of the shopping center motif or immediate neighborhood in terms of building color, materials, mass, scale, and form. All building elevations should be architecturally enhanced. High quality building materials are encouraged. Reflective, glossy, and fluorescent surfaces are discouraged.
 4. When located on a site within one hundred (100) feet of any residential zone or use (measured from the nearest property lines), hours of operation for the drive-through service shall be limited from 7:00 a.m. to 10:00 p.m. daily. If the use is located greater than one hundred (100) feet from a residential use, then there are no restrictions on the hours of operation. The designated Review Authority may grant exceptions through a conditional use permit after preparation of a qualified noise study. Drive-through speakers shall not be audible from adjacent residentially zoned or used properties. Use of sound attenuation walls and landscaping shall be encouraged.
 5. Circulation. The design of the site and placement of structures shall be done in a manner that does the following:
 - Minimizes the number of driveway cuts; and
 - Provides adequate and safe queuing and maneuvering of vehicles to prevent interference with circulation of the site, adjacent uses, or queuing within/onto public ROWs.

ATTACHMENT 2

CITY OF ESCONDIDO ZONING CODE LAND USE STUDY JANUARY 15, 2018

The following information has been provided to facilitate a group discussion about how the land use is currently regulated and to solicit feedback on if the City of Escondido should change its regulations.

1. Used Car Sales

Escondido

Use is permitted in the CG Zone. Use is permitted in the M-1, M-2, and I-P Zones.

Not listed as a permitted use in the C-N, C-P, or I-O Zones.

No additional standards or guidelines.

Oceanside

Use permit in the C-2 and CZ Zones. Limited in the IL and IG Zones. No new or used automobile, truck or motorcycle retail sales permitted, except indoor automobile sales allowed with an Administrative Use Permit. Wholesale sales and rentals allowed with Conditional Use Permit if adequate storage and parking can be provided.

Not listed as a permitted use in the C-1 Zone or office zones.

No additional standards or guidelines.

Carlsbad

Not permitted in any zones outside of two specific plans.

Additional standards or guidelines.

Any lights provided to illuminate any public parking area, semi-public parking area or used car sales area permitted by this chapter shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located.

Encinitas

Conditional Use Permit in the GC and VSC Zones.

Not listed as a permitted use in CN, L-C, OP, or industrial zones.

Additional standards or guidelines:

Incidental repairs permitted per state certification requirements are allowed.

Vista

Special Use Permit in the C-1, C-2, C-3, and M-1 Zones.

Not listed as a permitted use in the I-P Zone.

Additional standards or guidelines:

Any display area for the sale of new or used motor vehicles or trailers shall be landscaped in accordance with the provisions of Section 18.38.030 and paved in accordance with the provisions of Section 18.54.120(H); and the use of features/devices to elevate vehicles above the average grade of the site for display purposes shall be limited to the use of landscaped earthen berms or mounds, or permanent structures designed so as to be architecturally compatible with existing structures or buildings on the project site and/or adjacent thereto. The use of temporary structures and/or devices for such purposes is specifically prohibited.

San Marcos

Conditional Use Permit required in the C Zone.

Not listed as a permitted use in the NC Zone or office and industrial zones.

Additional standards or guidelines:

All standards in this section shall be applicable to single-tenant and multiple-tenant buildings, including the land uses "Automotive Sales, Used" and "Automotive Rentals." Where a minimum is required, that minimum shall be provided for each tenant for the portion of the lot devoted to "Automotive Sales, Used" and "Automotive Rentals." The standards of Table 20.400-1 shall apply.

Land Use	Minimum Standard		Permitted Maximum Height		
	Lot Area	Street Frontage	Decorative Bollard	Wrought Iron Fence	
Automotive Sales, Used		1.5 acre	150 feet	36 inches	36 inches
Automotive Rentals		Per Zone	100 feet	36 inches	6 feet

1. Required Building. A building with a minimum of two hundred fifty (250) square feet shall be maintained on-site to support the business. The building shall be a

permanent structure; modular or portable buildings, trailers, or mobilehomes for this purpose are prohibited.

2. Landscaping Required. A landscape planter a minimum of ten (10) feet wide shall be provided along all street frontages, subject to Water Efficient Landscape Standards.
3. Property Protection. Decorative bollards or wrought iron fences, permitted maximum height per Table 20.400-1, may be provided along public ROWs. Fences and bollards, where provided, shall be located behind required landscaping and shall not be located in the required setback.
4. Customer and Employee Parking. Customer and employee parking areas shall be easily accessible and located separately from vehicle display areas. Ground markings and signs shall clearly indicate the location of customer and employee parking.
5. Amplified Sound. The use or installation of a public address system or amplified sound system is prohibited.
6. Display. Vehicles shall not be displayed on any above ground apparatus.

Other/best practices:

1. A minimum size of three-fourths (3/4) acre and a permanent structure containing not less than seven hundred (700) square feet of interior floor space to be used as a business or sales office. The building shall be provided on the same parcel or an adjacent parcel associated with the same business. The building shall contain, at a minimum, employee restroom facilities and private office space for the business.
2. Used car sales lots shall be located on a lot with a minimum street frontage of one hundred (100) feet.
3. Two (2) driveways, one for ingress and one for egress, or one (1) driveway adequate to permit simultaneous ingress and egress.
4. That the area controlled by the, business is of sufficient size to allow storage or display of no fewer than fifteen (15) cars in paved, lined and numbered spaces no smaller than 10' X 20', and employee and customer parking of no fewer than three (3) spaces, provided that one additional employee/customer parking space shall be required for each additional twenty (20) spaces of for storage or display.
5. All spaces shall be clearly lined, numbered and designated in yellow traffic paint as storage/display or employee/customer parking.
6. The entire area used for display purposes shall be surfaced with not less than two inches (2") of blacktop or equally serviceable hard pavement surface. The surfaced area shall be maintained in good condition.
7. The vehicles and other display materials shall be set back five (5) feet from a street and shall not be located in required parking areas. Wheel stops or some other type of protective device shall be provided as necessary to prevent vehicles from damaging fences, walls, buildings or landscaped areas, or from extending across any public or private property lines.

8. The finished grade of such improved grounds shall be not less than twelve (12) inches or more than thirty-six (36) inches above the grade of the street adjoining said premises.
9. Display of vehicles along street frontages shall be screened by compact evergreen hedge or alternate landscaping in a manner which screens the undersides of vehicles from public view. Display of other equipment and materials shall be screened by a solid fence or wall of at least six (6) feet in height, with enhanced landscaping along the perimeter.
10. A 150-square foot planter area shall be provided at the corner of intersecting streets unless a building is located at the corner.
11. Hours of Operation. The hours of operation are limited to 8:00 am to 7:00 pm, or as determined by the Review Authority. All sites shall be secured after hours.
12. All outdoor lights shall be served by underground wiring and shall be shielded from adjacent properties.
13. Not allow any loud or boisterous noises to emanate from his/her place of business, either by persons congregating there or by the playing of recording instruments, radios, and/or television sets or other sound-producing equipment.

2. Auto Repair Shops

Escondido

Permitted in the CG and M-1 and M-2 Zones.

Not listed as a permitted use in the C-N, C-P, I-P or I-O Zones.

No additional standards or guidelines.

Oceanside

Permitted in the C-2/CZ Zones. Permitted in the IL and IG Zone.

Not listed as a permitted use in the C-1 Zone or office zones.

Additional standards or guidelines:

Outdoor storage of merchandise, materials or equipment shall be permitted if:

1. Storage area shall be less than 35% of site area.
2. Storage area shall be located to the side or rear of the main building on the site.
3. Merchandise, materials and equipment shall not be stored in required parking areas, driveways, fire lanes, setback areas, landscape areas or on sidewalks or walkways.
4. Storage area shall not directly abut a residential district (Separation by a street or alley will be considered as not directly abutting).

5. Storage area shall meet all federal, state, regional and City requirements for discharge and drainage including, but not limited to requirements of Regional Water Quality Control Board (RWQCB) and National Pollution Discharge Elimination System (NPDES).
6. Storage area is visually buffered from all residential districts, public parks, scenic open space areas, Interstate 5, Highway 78 and Expressway 76.
7. All work shall be done within an enclosed building in all Commercial and Industrial Districts unless outside work was previously approved through a discretionary action, it complies with the Outdoor Work Guidelines for the City of Oceanside or is conducted pursuant to an Outdoor Work Permit issued by the City Planner.
8. Screening shall be by a solid, uniform fence or wall with a maximum height as specified in the Ordinance. Solid fencing or walls shall be constructed of wood, brick, block, stone or frame-stucco. Enhanced design treatments and/or landscaping may be required by the City Planner or as a condition of approval for a discretionary action for new or expanded uses or development.

Carlsbad

Permitted in the C-2 Zone and the I-P Zones.

Not listed as a permitted use in the C-2, C-T, C-M, C-L, and O Zones.

Additional standards or guidelines:

Service bays shall be screened from adjacent properties and public view by a wall, fence, hedge or other appropriate plant or landscape material between the service bay and the property line.

Encinitas

Conditional Use Permit in the GC Zone and Permitted in the VSC Zone.

Not listed as a permitted use in the OP, CN, L-C, or industrial zones.

No additional standards or guidelines:

Vista

Special Use Permit in the C-1 Zone.

Permitted in the C-2, C-3, and M-1 Zones.

Not permitted in the I-P Zone.

No additional standards or guidelines:

San Marcos

Director Permit in commercial zones if occupying existing building. A Conditional Use Permit requires otherwise.

Not listed as a permitted use in office or industrial zones.

Additional standards or guidelines:

The land use shall conform to the development standards of the applicable Zone, except as modified by Table 20.420-1 and the following:

1. Minimum Separation. No automotive fueling station or automotive services, washing/detailing shall be permitted within five hundred (500) feet of a similar established use.
2. Residential Adjacency. All new structures shall be oriented to face building, workstation, and service bay entrances, away from abutting residential properties and the public ROW.
3. In any Zone, screening between automotive service uses and any Residential (R) Zone shall be consistent with Section 20.220.050.D (Residential Adjacency). The face of all screen walls facing public ROWs shall be landscaped with shrubs, trees, and/or climbing vines. Use of walls and screening techniques shall meet crime prevention standards.
4. Architectural Compatibility. The quality of architecture and building materials of all on-site structures shall meet or exceed surrounding structures.
5. Vehicle and Service Screening. In addition to the standards of Section 20.400.230 (Vehicle Storage), screening of overnight parking shall be made of a solid, one hundred percent (100%) view-obscuring wall.

Other/best practices:

1. Prohibit in mixed use zones.
2. No service station shall be located on a "mid-block" property except if located on a street with a right-of-way that is at least eighty (80) feet wide. A "mid-block" property is any property other than a corner property, which is a property located at the intersection of two streets.
3. A building containing not less than three hundred (300) square feet of floor area shall be provided on the same parcel or an adjacent parcel associated with the same business. The building shall contain, at a minimum, employee restroom facilities and private office space for the business.
4. No service station shall be located on a "mid-block" property except if located on a street with a right-of-way that is at least eighty (80) feet wide. A "mid-block" property

is any property other than a corner property, which is a property located at the intersection of two streets.

5. If the building is located within one hundred (100) feet of a lot in a residential zone with no intervening street, the wall of the building nearest such zone shall have no openings other than doors or stationary windows. Such doors shall be permitted only if the building is adjacent to an alley and may be opened only at intervals necessary for ingress or egress
6. A solid brick or stone wall at least six (6) feet in height is placed along any property line abutting a Residence District, in addition to any otherwise required landscaping. Fences or walls on property lines abutting or adjoining front yard areas may not exceed three (3) feet in height. The Director of Planning and Building may accept open decorative fences such as wrought iron in lieu of the solid fence or wall, provided wrecked and disassembled vehicles or work service areas are not visible through the fence.
7. No motor vehicle repair activity occurs within ten (10) feet of a Residence District. No service bay or garage door is oriented toward a Residence District.
8. A 150-square foot planter area shall be provided at the corner of intersecting streets unless a building is located at the corner.
9. A motor vehicle service garage or service station shall include no more than four (4) service bays. For corner properties, such service bays shall be oriented to a street characterized by commercial or industrial uses as opposed to residential or local retail uses, if one or more of the abutting streets can be so characterized.
10. All tires, barrels, discarded auto parts, and other outdoor storage of materials sold on the premises shall be stored and displayed within an enclosed building. No used or discarded automotive parts or equipment shall be shall be located or stored outside of a building.
11. No commercial tractor, trailer or semi-trailer, except trailers designed to be pulled by passenger automobiles, may be parked on the premises of a motor vehicle service station or service garage for more than four (4) hours within any twenty-four (24) hour period, except in case of emergency.
12. Not more than four (4) customer vehicles may be stored overnight in an outdoor location on the premises of a motor vehicle service station or service garage.
13. Vehicles or equipment parked or stored on the site shall not be used as a source of parts and shall not be sold unless the business is also licensed for vehicle or equipment sales. A vehicle that is not in working order shall not be stored on such premises for more than forty-eight (48) hours. Vehicles shall not be wrecked or dismantled; shall have hoods, trunks and doors closed; shall not be dirty or dusty; and shall not be parked or stored on public property or public rights-of-way.
14. Hours of operation. The hours of operation are limited to 8:00 am to 7:00 pm, or as determined by the Review Authority. All sites shall be secured after hours.

3. Fleet Maintenance and Storage Yards

Escondido

Permitted in the CG and CP Zones

Not listed as a permitted use in the C-N, M-1, M-2, I-P, and I-O Zones.

No additional standards or guidelines.

Oceanside

Not listed as a permitted or conditional use in the commercial or office zones.

Conditional Use permit (administrative) in the IL and IG Zone.

Outdoor storage of merchandise, materials or equipment shall be permitted if:

1. Storage area shall be less than 35% of site area.
2. Storage area shall be located to the side or rear of the main building on the site.
3. Merchandise, materials and equipment shall not be stored in required parking areas, driveways, fire lanes, setback areas, landscape areas or on sidewalks or walkways.
4. Storage area shall not directly abut a residential district (Separation by a street or alley will be considered as not directly abutting).
5. Storage area shall meet all federal, state, regional and City requirements for discharge and drainage including, but not limited to requirements of Regional Water Quality Control Board (RWQCB) and National Pollution Discharge Elimination System (NPDES).
6. Storage area is visually buffered from all residential districts, public parks, scenic open space areas, Interstate 5, Highway 78 and Expressway 76.
7. Screening shall be by a solid, uniform fence or wall with a maximum height as specified in the Ordinance. Solid fencing or walls shall be constructed of wood, brick, block, stone or frame-stucco. Enhanced design treatments and/or landscaping may be required by the City Planner or as a condition of approval for a discretionary action for new or expanded uses or development.

Carlsbad

Permitted in the C-M and M Zones.

Not listed as a permitted use in the C-1 C-2, C-T, C-L, O, and IP Zones.

Additional standards or guidelines:

Auto Storage/Impound Yards. On-site auto storage areas shall be screened to reduce the view of the auto storage area from surrounding properties and streets. Screening may be accomplished by a combination of walls, fencing, landscaping or berms.

Encinitas

Conditional Use Permit in the GC, VSC, and P/SP Zones

Not listed as a permitted use in CN, L-C, OP, or industrial zones

No additional standards or guidelines.

Vista

Special Use Permit in the C-2, C-3, and M-1 Zones.

Not permitted in the C-1 Zone or I-P Zone.

No additional standards or guidelines.

San Marcos

A Conditional Use Permit is required in all commercial and industrial zones (parking facility, enclosed freestanding). Permitted use in commercial zones (dispatch only)

Additional standards or guidelines:

To minimize the potential adverse effects on surrounding properties, the following standards shall apply to the outdoor storage of vehicles:

1. Required Screening. All of the following shall be stored in completely enclosed structures or screened from public view: Vehicles being repaired or services in any manner; Food/catering trucks numbering one (1) or more;
2. Non-Operation. Outdoor storage of non-operational vehicles or equipment is prohibited.
3. Parking Limitations. No vehicle or any component of a vehicle shall be parked on any private property other than those areas legally established as a parking lot, parking facility, or driveway leading to parking.
4. Sale Prohibited. No vehicle or any component of a vehicle shall be parked on public or private property advertising the vehicle or any other service or merchandise for sale.

Other/best practices:

1. Prohibited from corner lots.
2. All storage shall have a minimum setback of two hundred (200) feet from any public ROW.
3. Shall be located on a lot with a minimum street frontage of 100 feet.
4. An ornamental masonry wall shall be provided along all property lines that abut property used or zoned for residential purposes. Screening shall minimize the visual impact of an object or land use to the extent appropriate, through means of placement, barrier, or camouflage. Screening shall be designed to blend into the surrounding architecture or landscape so that the object or land use is not apparent to the casual observer. A five-foot-wide planting area shall be provided along the interior side of the wall. This requirement may be reduced or waived by the appropriate Design Review body if the outdoor storage is determined to be adequately screened or where the storage is adjacent to vacant land or where it is not visible from a street.
5. A 150-square foot planter area shall be provided at the corner of intersecting streets unless a building is located at the corner.
6. No person shall park or store or permit to be parked or stored outside of a fully enclosed building upon any public or private premises owned, leased, rented or occupied or possessed by such person any motor vehicle, or new or used motor vehicle parts, unless one or more of the following conditions exist: 1. Such vehicle is currently and validly licensed for operation upon the public streets, and is not inoperable, and has all of its main component parts attached. 2. Such vehicle or parts are located in a duly licensed and properly zoned junkyard, salvage yard, or new or used car dealer's lot or storage yard, where such uses or operations are legally authorized. 4. Such vehicle, although temporally in-operable because of minor mechanical failure, has substantially all of its main component parts attached, and where subject to a license, is currently and validly licensed for operation upon the public streets, and is not in any manner a dismantled vehicle. 5. Such vehicle is a modified vehicle in fully operating condition, such as a stock modified, redesigned or reconstructed vehicle for a purpose other than that for which it was manufactured, and if parked or stored outside of a fully enclosed building is situated upon a trailer which is fully operable and currently and validly licensed for use upon the public streets; provided that not more than one such trailered vehicle may be allowed.

4. Smoke, e-cig, and vape shops

There are 16 smoke shops in Escondido, 13 in Oceanside, 7 in Carlsbad, 4 in Encinitas, 6 in Vista, 8 in San Marcos.

Escondido

Permitted in commercial zones.

Not listed as a permitted use in the industrial zones.

No additional standards or guidelines.

Oceanside

Additional standards or guidelines.

Tobacco and drug paraphernalia establishment means any premises where tobacco and drug paraphernalia is displayed for sale, offered for sale or sold, and which devotes more than a two (2) foot by four (4) foot (two (2) feet in depth maximum) section of shelf space for tobacco and drug paraphernalia.

Retail sales and display of tobacco and drug paraphernalia shall only take place in an enclosed building or tobacco and drug paraphernalia establishment. It shall be unlawful for any person to sell or display for sale tobacco and drug paraphernalia at a fair, street market, event or location other than in an enclosed building or tobacco and drug paraphernalia establishment.

Carlsbad

Permitted in commercial zones.

Not listed as a permitted use in the office and industrial zones.

No additional standards or guidelines.

Encinitas

Permitted in commercial zones.

Not listed as a permitted use in the office and industrial zones.

Additional standards or guidelines.

1. It shall be prohibited for any person or business to place or maintain, or cause to be placed or maintained, any tobacco advertising display within two feet of candy, snack or non-alcoholic beverage displays inside any store or business that sells tobacco products and which is located within 1,000 feet of the premises of any school, playground, recreation center or facility, childcare center or library.
2. It shall be prohibited for any person or business to place or maintain, or cause to be placed or maintained, any advertising display containing tobacco products or tobacco advertising display below four feet from the floor.
3. The above doesn't apply to commercial establishments where access to the premises by persons under 18 years of age is prohibited by law. Also does not apply to (1) any displays containing tobacco products which are not accessible and not visible to patrons; or (2) displays located above, behind or below a sales counter and are not accessible to patrons.
4. No retail establishment in which 33% or more of its floor display area is dedicated to the sale of tobacco products shall be located within 1,000 feet of any school, playground, recreation center or facility, childcare center or library.
5. Ban on smoking on outdoor dining patios at restaurants.

Vista

Special Use Permit in the commercial zones and M-1 Zone.

Not listed as a permitted use in the I-P Zone.

Additional standards or guidelines:

1. TRL licensing requirement.
2. No tobacco store shall be located within 1,000 feet of a public or private elementary or secondary school.

San Marcos

Permitted in the C Zone.

Not listed as a permitted use in the NC, OP, or industrial zones.

No additional standards or guidelines.

Other/best practices:

1. Require a tobacco retailing license and cap the total number of licenses issued based on population – annual fee funds administration and enforcement, such as store inspections and young adults purchase compliance checks
2. Restricts smoking in common areas (inside and outside) of multi-unit housing complexes.

5. Tattoo Parlors

There are 13 parlors in Escondido, 7 in Oceanside, 6 in Carlsbad, 4 in Encinitas, 2 in Vista, 1 in San Marcos.

Escondido

Permitted in the CG Zone

Not listed as a permitted use in the C-N, C-P, or industrial zones.

No additional standards or guidelines.

Oceanside

Permitted in the C-2, CZ, IL, and IG Zones.

Not listed as a permitted use in the C-1 or office zones.

Additional standards or guidelines:

The City recognizes that the tattoo establishments serve as a specialty destination service and accordingly, is not compatible to place such facilities within 500 feet of a residential zone because it would contribute to neighborhood blight and is not consistent with and would not serve to protect the commercial zones that are designed to offer the neighborhood needed commercial services.

Carlsbad

Conditional Use Permit in the C-1, C-2, and M Zones

Not listed as a permitted use in the C-T, C-M, C-L, O, and IP Zones.

Additional standards or guidelines:

1. No tattoo parlor shall be located within 500 feet of any licensed alcoholic beverage dispensing operation offering said beverages for on-site or off-site consumption.
2. No tattoo parlor shall be operated in conjunction with nor share any operating space with any other business.
3. An opening shall be provided through which an unobstructed view of the interior of the premises can be obtained from the exterior of the building.

Encinitas

Conditional Use Permit (Minor) in the GC Zone.

Not listed as a permitted use in the VSC, CN, L-C, OP, or industrial zones.

No additional standards or guidelines.

Vista

Special Use Permit in the C-2 and C-3 Zones.

Not listed as a permitted use in the C-1 or industrial zones.

Additional standards or guidelines:

1. No tattoo parlor shall be located within 500 feet of any public or private school, park or playground, and child care or pre-school facility, as defined in Chapter 18.84 of this code. The measurement shall be taken from the nearest wall of the building within which the tattoo parlor is established to the nearest property line of the identified land use.
2. No tattoo parlor shall be located within 1,000 feet of any other tattoo parlor, as measured from the nearest walls of the buildings within which the tattoo parlors are established.
3. The number of tattoo parlors shall not exceed one such establishment for every 40,000 persons residing within the city. F. Health facility, as defined in Health and Safety Code Section 1250, excluding correctional treatment center.

San Marcos

Permitted in the C Zone.

Not listed as a permitted use in the NC, OP, or industrial zones.

Additional standards or guidelines:

1. The exterior walls of any establishment in the Commercial (C) Zone shall be located more than 2,000 feet from the exterior walls of any other Tattoo and/or Body Art Facility.
2. Tattoo and/or Body Art Facility shall not operate between the hours of 10:00 p.m. and 10:00 a.m.
3. Live animals, except for service animals, shall not be allowed on the premises.
4. Once established, the Tattoo and/or Body Art Facility shall not be permitted to expand into another tenant space or building or otherwise on the site or any contiguous site unless the standards of Section 20.400.200.A above are complied with.
5. Temporary or mobile establishments or events are not authorized by this section.
6. The applicant/operator of the Tattoo and/or Body Art Facility shall also comply with all applicable state and local laws as they may be amended from time to time, including Health and Safety Code Sections 119300 et seq. (California Safe Body Art Act), Penal Code Section 653, and Chapter 8.95 of this Code.

Consideration:

The United States Courts of Appeals for the Ninth and Eleventh Circuits do not distinguish the act of tattooing from the tattoo itself, holding instead that the process of tattooing is artistic expression protected under the First Amendment. Therefore, zoning ordinances that prohibit tattoo parlors are unconstitutional and should not be upheld.

Other/best practices:

1. Authorization for unannounced inspections by appropriate personnel of the locality.
2. Service of alcohol, marijuana based substances, or other controlled substance shall not be permitted in conjunction with a tattoo parlor use.
3. Hours of Operation. The hours of operation are limited to 8:00 am to 7:00 pm, or as determined by the Review Authority. All sites shall be secured after hours.
4. The entrance door and storefront window glazing shall be 100 percent (100%) clear and free of obstructions such as signs, window tinting, shelving, or racks.
5. "Specified anatomical areas" as defined shall not be exposed in the publicly accessible areas of the business or viewable from the public right-of-way.
6. The operator of the approved use shall prevent loitering and loud noises around the subject site during and after the hours of business operation.
7. Security cameras providing full camera coverage of all entries and exits into the building and full camera coverage of all public rights-of-way and private parking areas provided by the business. Cameras must record in color with output of at least four hundred eighty (480) lines resolution. Recordings shall be retained for no less than thirty (30) days on an IP-configurable Digital Recording Recorder (DVR) or digital storage setup with a public IP address. The surveillance system username and password shall be provided to the Police Department.

8. The applicant shall comply with all applicable State, County and City Health and Human Services regulations including, but not limited to the State Safe Body Art Act regarding the establishment and operation of businesses engaged in tattooing, body piercing and permanent cosmetic application.
9. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
10. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

6. Nail Salons

There are 61 salons in Escondido, 57 in Oceanside, 53 in Carlsbad, 36 in Encinitas, 46 in Vista, 28 in San Marcos.

Oceanside

Permitted by right in the C-1, C-2, and CZ Zones.

Not listed as a permitted use in the office or industrial zones.

No additional standards or guidelines.

Carlsbad

Permitted in the C-L and C-T Zones.

Not listed as a permitted use in the C-1, C-2, C-M, O, M, and IP Zones.

No additional standards or guidelines.

Encinitas

Permitted in the OP, LC, GC, and VSC Zones. In OP and VSC Zone, permitted in conjunction with a hotel or office/professional complex.

Not listed as a permitted use CN, OP, or industrial zones.

No additional standards or guidelines.

Vista

Permitted in the C-1, C-2, C-3, and M-1 Zones. Minor Use Permit in the Mixed Use Zone

Not listed as a permitted use in the I-P Zone.

No additional standards or guidelines.

San Marcos

Permitted in commercial zones.

Not permitted in office or industrial zones.

No additional standards or guidelines.

Other/best practices:

N/A

7. Laundromats / dry-cleaning

There are 42 laundromats/dry-cleaners in Escondido, 50 in Oceanside, 25 in Carlsbad, 26 in Encinitas, 25 in Vista, 14 in San Marcos.

Escondido

Permitted as self-service in the CG and C-N Zones. Permitted as pick-up service only in all commercial zones. Dry cleaning, laundering, pressing for on-site retail customers only is permitted in the CG zone only. Not listed as a permitted use in the industrial zone.

Oceanside

Use permit in the C-1, C-2, and CZ Zones.

Not listed as a permitted in office or industrial zones.

No additional standards or guidelines.

Carlsbad

Permitted in the C-1 Zone and C-M Zones.

Not listed as a permitted use in the C-2, C-T, C-L, O, and industrial zones.

No additional standards or guidelines.

Encinitas

Permitted in the CG Zone.

Not listed as a permitted use in the VSC, CN, L-C, OP, or industrial zones.

No additional standards or guidelines.

Vista

Permitted in the C-1, C-2, and C-3 Zones.

Not listed as a permitted use in the industrial zones.

San Marcos

Permitted in all commercial zones. Permitted in most industrial zones (L-1 with Director's Permit, and by-right in I-1, and I-2)

Not listed as a permitted use in office zones.

Other/best practices:

1. Hours of Operation. The hours of operation are limited to 8:00 am to 7:00 pm, or as determined by the Review Authority. All sites shall be secured after hours.
2. Distinguishing between a dry cleaning plant vs. drop-off and pick-up.
3. High-trans fluorinated alternative rather than using carbon Trichloroethylene (TCE) and Perchloroethylene (PERC).
4. No liquid or solid waste or similar material that may contaminate water supplies, interfere with bacterial processes in sewage treatment, or otherwise cause the emissions of dangerous or offensive elements shall be discharged into the public sewer or private disposal system, except in accordance with the requirements of the City's Public Works Code and other applicable regulations.

**CITY OF ESCONDIDO ZONING CODE LAND USE STUDY
JANUARY 31, 2018**

The following information has been provided to facilitate a group discussion about how the land use is currently regulated and to solicit feedback on if the City of Escondido should change its regulations.

1. Lodging, motels, and hotels

Escondido

Conditional Use Permit required in the CG Zone. Not listed as a permitted use in any other zone.

Additional standards or guidelines:

Article 63 of the Zoning Code address permit authority, findings and design review criteria.

Oceanside

Use Permit in all commercial zones. Limitation of Up to 200 rooms allowed with a Conditional Use Permit in CS-L Zone.

Additional standards or guidelines:

Primary automobile access shall be located on a collector or higher-rated roadway as identified in the City Master Street Plan and shall conform to City Standards for allowable access spacing. For purposes of this section, The Strand shall be considered a collector roadway.

A time-share resort project or hotel (if applicable) application shall be accompanied by the following documents which shall be subject to approval of the City Planner:

1. Sales Plan: A Sales Plan shall address the times, areas and methods that will be used to sell the time-share resort estates or uses. Factors to be defined in the plan shall include, but not be limited to: the location, length, and marketing methods that will be used, distinguishing on-site and off-site marketing and signage; and an estimate of the potential numbers of individuals and automobiles expected during various stages of the sales effort. The plan also shall describe measures that will be implemented to reduce traffic during peak hours.
2. Management Plan: A Management Plan shall describe the methods employed by the applicant to guarantee the future adequacy, stability, and continuity of a satisfactory level of management and maintenance of a time-share resort project. For projects in the Coastal Zone, the Management Plan also shall demonstrate how at least 25

percent of the units shall be reserved for transient occupancy, as required by the Local Coastal Program.

3. Contingency Plan: A Contingency Plan shall address the actions to be taken by the applicant if the time-share resort project is an economic failure or fails to sell 50 percent of the time-share resort estates or uses within two years of receiving a permit to occupy the first unit.
4. Conversion Plan: If a time-share resort project application involves conversion of existing residential dwellings, a Conversion Plan approved by the City Planner shall be required. For purposes of Article 32, Residential Condominium and Stock Cooperative Conversions, a time-share resort unit shall be considered a condominium or dwelling unit. Conversions to time-share resort projects shall be exempt from Section 3209(C): Tenant's Right to Purchase, but shall be subject to all other requirements of Article 32.

Carlsbad

Conditional Use Permit in the C-1 and C-2 Zone. Permitted by right in the C-T Zone. Prohibited in the C-L and C-M Zones.

Additional standards or guidelines:

- a. The application shall include the submittal of an architectural theme, colored elevations and site plan.
- b. When adjoining residentially zoned property, hotels and motels under this section must comply with the following provisions:
 - i. Front yard setbacks, buildings — twenty-five feet or the same distance as existing buildings on adjoining lots; driveway or parking area — ten feet; outdoor recreational amenities — ten feet;
 - ii. A six-foot-high masonry wall shall be constructed along all property lines that are adjacent to residentially zoned properties (except where prohibited by approved driveways).

Encinitas

Conditional Use Permit in the GC Zone. Permitted by right in the VSC Zone. Not listed as a permitted use in the L-C or C-N Zones.

No additional standards or guidelines:

Vista

Special Use Permit in the C-1, C-2, and C-3 Zones.

No additional standards or guidelines:

San Marcos

Permitted by right in the C Zone, Use Permit in the O-P Zone. Conditional Use Permit required for motels in the C and O-P Zones. Not listed as a permitted use in the N-C Zone.

Additional standards or guidelines:

The permit required by this chapter shall be applied for and issued as prescribed in Section 8.16.010 of this Code. Every person applying for a permit shall pay the annual inspection fee set forth in this Code.

Other/best practices:

1. The hotel or motel shall be operated and maintained in conformance with all applicable federal, state and local laws and regulations, including, but not limited to, the zoning code, building code, fire code, health code, business license code, criminal code, and the provisions of this ordinance.
2. All hotel or motel rooms, regardless of anticipated length of stay, shall be licensed by a permit.
3. A manager and a minimum of one (1) additional employee shall be on duty at all times.
4. Every person operating any hotel or motel shall at all times keep and maintain a record, either electronic or in a book/register inscribed with ink or indelible pencil, the name and valid address of each adult guest or person renting or occupying a room, as well as the room number to which that person is assigned and the time of check in. When the occupant of a room checks out, it shall be the duty of the proprietor of such hotel or motel, or his agent, to enter the time thereof electronically or in such book or register opposite the name of such occupant.
5. Allow some hotel/motel conversions to SROs (whole conversion, not partial).
6. Extended stay is any stay in a hotel or motel, in excess of 25 rooms, and more than one floor, that is 30 or more days, but less than 90 days within a six-month period of time.
 - A. Upon receipt of an Extended Stay Permit, a hotel or motel in excess of 25 rooms and more than one floor may utilize up to five percent (5 percent) of its rooms for persons to stay in the hotel or motel for 30 or days but less than 90 days within a six-month period of time.
 - B. Rooms designated for extended stay will be clearly documented on the permit by room number. Any deviation from this (i.e. allowing extended stays in rooms not designated as such, will be considered a violation.)
 - C. Upon receipt of a complete application for a permit, the Director his or her designee shall verify all information and shall cause an inspection to be done of the premises by the departments of community development, fire, police and health to ensure there are no outstanding violations of any applicable local, state or federal law on the property.

- D. The Director or his designee may at any time, after giving at least fifteen (15) days written notice and an opportunity to be heard by the owner and/or operator, revoke any permit applied for or issued under this chapter for any of the following reasons:
- Fraud or misrepresentation by the owner and/or operator in the procurement of such permit;
 - Any violation of any applicable local, state or federal law;
 - Failure to comply with the general or specific terms of the permit or this chapter;
 - Any illegal or unlawful acts occurring on the property; and
 - Operation of the hotel or motel in a manner that is not consistent with the health, safety and welfare of the guests, surrounding properties and the community as a whole. The notice referred to above may be sent by first-class mail to such owner and/or operator at the address given by him on the application for the permit, which shall constitute sufficient service.
7. Extended-Stay Hotels shall feature the minimum of two (2) of the following amenities:
- Health or fitness club.
 - Swimming pool.
- Recreational facilities should be designed to offer privacy to facility users.
8. Businesses space and Restaurants. Hotels and Extended Stay Hotels designed, constructed or used for 25 or more guest rooms or more may include a business supportive space use conducted therein for the convenience of the occupants and their guests, a boutique retail space, or a restaurant for use solely by the hotel occupants and their guests.
- The entrance to the business or restaurant shall be from the inside of the hotel.
 - The floor area used for all the businesses and restaurants in the facility shall not exceed 30 percent of the total ground floor area of all the buildings comprising the hotel which are on a single lot or contiguous lots.
 - No street frontage of any such building shall be used for the business or restaurant.
9. Room furnishings shall be subject to inspection by the City Police Chief who shall evaluate the furnishings for “wear and tear” on a seven (7)-year cycle and shall be authorized to require replacement of any furnishings deemed to be in disrepair or otherwise in need of replacement.
10. The minimum floor area of a one-bedroom guest room shall be four hundred (400) square feet, a minimum floor area of six hundred (600) square feet for a two (2) bedroom guest room.
11. Access to guest rooms shall be via an interior corridor, only, with guest room doors opening only onto such corridors. No guest room shall be accessible from the exterior of the building.
12. Short term parking should be provided in close proximity to office/ check-in areas. Delivery and loading areas should be screened to minimize adverse visual and noised impacts to adjacent uses.

13. Walkway, stairway, and balcony railings and other similar details should be high quality and stylistically consistent with the building design.
14. Exterior corridors on multi-level buildings are strongly discouraged and should not be located adjacent to residential uses.

2. Thrift stores, pawn shops, and second-hand dealers

Escondido

No listed uses or standards or guidelines. It is categorized as retail, wholesale or service businesses catering directly to the consumer.

Oceanside

Pawn and thrift shops require a Use permit in C-2 and CZ Zones.

No additional standards or guidelines.

Carlsbad

Pawn and thrift shops require a Conditional Use Permit in the C-1, C-2, and C-M Zones. Not listed as a permitted in the C-L or C-T Zones.

Additional standards or guidelines:

- a. No pawnshop shall be located within five hundred feet of any establishment licensed to dispense (for on-site or off-site consumption) alcoholic beverages.
- b. No pawnshop shall be located within five hundred feet of any residentially zoned property.
- c. An opening shall be provided through which an unobstructed view of the interior of the premises can be obtained from the exterior of the building.

Encinitas

Minor Conditional Use Permit in the GC Zone. Not listed as a permitted use in the VSC, L-C, or C-N Zones.

No additional standards or guidelines.

Vista

Special Use Permit in the C-1, C-2, and C-3 Zones.

No additional standards or guidelines.

San Marcos

Directors Permit in the C Zone. Not listed as a permitted use in the N-C or O-P Zones.

No additional standards or guidelines.

Other/best practices:

1. Shall have a minimum floor area of 10,000 square feet.
2. A designated area inside the building shall be established for the receipt, sorting and processing of goods. Donated goods shall be accepted only during regular business hours. All goods donated for sale at the thrift shop must be accepted through the rear of the store. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods when the store is closed. Signage should include daytime collection hours for donated goods.
3. No more than 30 percent of the floor area shall be utilized for receiving, sorting and storage of donated goods.
4. The sale of furniture is prohibited.
5. Only the sale of small tabletop electronics is permitted.
6. Shall post signs advising patrons that the merchandise/goods within the store are primarily preowned.
7. A 1,000-foot separation from used merchandise store.
8. Enclosed Activities. All activities shall be completely enclosed within the building for the use.
9. Property Maintenance. The subject property shall be maintained free of trash and debris at all times. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent).
10. The storefront windows shall be permanently maintained as displays of merchandise in a professional and attractive manner (i.e., unsightly clothing racks and displays shall not be placed adjacent to the windows).
11. At the director's discretion, video cameras shall be installed to monitor all exterior areas abutting the store and recordings shall be made and retained for no less than 30 days to document illegal dumping.
12. Exterior lighting shall be installed to illuminate collection points.

13. Temporary outdoor storage bins may be used for a period not to exceed 48 consecutive hours on up to two separate occasions monthly, and shall not block access to required parking.

3. Discount stores / Bargain stores

There are 6 stores in Escondido, 5 in Oceanside, 1 in Carlsbad, 3 in Encinitas, 5 in Vista, and 1 in San Marcos.

Escondido

No listed uses or standards or guidelines. It is categorized as retail, wholesale or service businesses catering directly to the consumer.

Oceanside

No listed uses or standards or guidelines. It is categorized as retail, wholesale or service businesses catering directly to the consumer.

Carlsbad

No listed uses or standards or guidelines. It is categorized as retail, wholesale or service businesses catering directly to the consumer.

Encinitas

No listed uses or standards or guidelines. It is categorized as retail, wholesale or service businesses catering directly to the consumer.

Vista

Use Permit in all commercial zones.

Additional standards and guidelines:

Defines a bargain basement store as " any for-profit or non-profit store including any establishment, operation, or enterprise with one or more of the following characteristics: 1) a majority of the store' s merchandise is offered for sale at a price equal to or below \$5.00; 2) merchandise priced at or below \$5.00 occupies at least one-half of the store' s floor area which is devoted to retail sales; 3) used items represent a majority of the merchandise offered for sale in the store; or 4) used merchandise occupies at least one - half of the floor area in the store devoted to retail sales." Used merchandise is defined as

" all forms of used items including without limitation items that were formerly used but have been repaired, refurbished, and /or repackaged." The bargain basement store definition excludes: 1) bona fide antique stores; 2) consignment stores; 3) stores which primarily engage in the sale of used books, periodicals, videos, or DVDs; 4) stores specializing in the sale of highly collectible items such as used coins, stamps, baseball cards, and other similar collectibles; and 5) a store where the majority of the items sold, measured by receipts or number of items sold, consist of food and/or beverage items.

All signs shall meet the requirements of the Development Code or an applicable Comprehensive Sign Program. Should window signs be proposed, they shall cover no more than 25 percent of each window. Areas of the store visible to the outside shall be kept in a neat and orderly manner, to the satisfaction of the City Planner. The property manager shall monitor the appearance of the store (interior and exterior) and shall take appropriate action to address any concerns.

San Marcos

Directors Permit in the C and N-C Zones. Not listed as a permitted use in the O-P Zone.

No additional standards or guidelines.

Other/best practices:

1. The existing concentrations of uses within the district and within the vicinity of the proposed project.
2. Shall have a minimum floor area of 20,000 square feet or more.
3. Economic impact study shall be prepared.

4. Banks

Escondido

Permitted in all commercial zones. No differentiation or limitation on drive through facilities.

Oceanside

Permitted by right in all commercial zones. Administrative Use Permit for drive-through facilities. Walk-up automatic teller machines (ATMs) allowed if included within or attached to a building serving another use; freestanding structures for walk-up ATMs allowed with an Administrative Use Permit.

No additional standards or guidelines.

Carlsbad

Permitted by right in the C-1 and C-L Zones. Drive through facilities in general are permitted by Use Permit in the C-2, C-M, and C-T Zones.

Encinitas

Permitted by right in the GC, L-C, and OP Zones. Not listed as a permitted use in the VSC Zone.

No additional standards or guidelines.

Vista

Permitted by right in the C-1, C-2, and C-3 Zones.

No additional standards or guidelines.

San Marcos

Permitted by right in the C and OP Zones. Conditional Use Permit for drive-through facilities only in the C Zone.

Additional standards or guidelines:

CUP approval shall be required for the establishment of any use that offers drive-through facilities. This shall include drive-through uses in conjunction with, but not limited to, washing/detailing automotive services (automated or hand-washed), restaurants, financial institutions, and coffee stands. The CUP application shall include a site plan that details the location, provision, and design of all of the following: Structures and landscaping consistent with the development standards of the applicable Zone; parking, driveway locations, and circulation consistent with the requirements below (subsections B, C, D, and E); audible equipment, if applicable; Lighting; refuse and recycling area location, screening, and access features; a property maintenance plan to include litter clean-up for on-site and adjacent public ROWs; and hours of operation.

Minimum Lot Size. A minimum lot size of 20,000 square feet shall be required to establish a drive-through facility or to add a drive-through operation in conjunction with an existing land use.

Screening. All vehicle lanes, service windows, and car wash openings associated with a drive-through use shall be screened from public view to a minimum height of forty-two

(42) inches or as determined by the CUP review process. Screening shall consist of walls and/or berms with supplemental plant materials.

Queuing Space. A minimum distance of one hundred twenty (120) feet from the drive-through entrance to the menu board shall be provided. Additional distance may be required as determined during the CUP review process. This minimum standard shall not apply to car wash facilities.

Circulation. The design of the site and placement of structures shall be done in a manner that does the following:

1. Minimizes the number of driveway cuts; and
2. Provides adequate and safe queuing and maneuvering of vehicles to prevent interference with circulation of the site, adjacent uses, or queuing within/onto public ROWs.

Other/best practices:

1. Prohibit the use on ground floor locations (storefront) in designated nodes.
2. Establish stronger regulations for drive-through banks in pedestrian oriented areas.
3. Mandate retail use or building transparency at ground floor.
4. Prohibit the use in historic districts, such that use activity is difficult to adapt from.
5. Differentiate between bank and payday/lender.
6. All structures on the site (including kiosks, car wash buildings, gas pump columns, etc.) should be architecturally consistent and related to an overall architectural theme.
7. Drive through banking facilities shall provide a walk-up window.
8. See drive through section for design related considerations.

5. Check-cash and payday establishments

There are 14 in Escondido, 11 in Oceanside, 0 in Carlsbad, 3 in Encinitas, 10 in Vista, and 5 in San Marcos.

Escondido

No listed uses or standards or guidelines. It is categorized as a financial institution or service businesses catering directly to the consumer.

Oceanside

Administrative Regulated Use Permit in commercial zones.

Additional standards and guidelines:

50 percent of the first story of that portion of a building facing a street shall consist of opening, clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.

Exceptions: This requirement may be waived by the City Planner with respect to the following building types:

1. Corner buildings, provided that at least 20 percent of the site facing the street affords views into the building; or
2. Architecturally and historically significant buildings.

Carlsbad

No listed uses or standards or guidelines. It is categorized as a financial institution or service businesses catering directly to the consumer.

Encinitas

No listed uses or standards or guidelines. It is categorized as financial institution or service businesses catering directly to the consumer.

Vista

Use Permit in commercial zones.

No additional standards or guidelines.

San Marcos

No listed uses or standards or guidelines. It is categorized as financial institution or service businesses catering directly to the consumer.

Other/best practices:

1. Prohibit use.
2. Limitation/cap on the number of establishments – cap the total number of licenses issued based on population.
3. Limit similar uses from locating within 1,000 feet of a similar use.
4. Limit uses within 500 feet of residential districts, schools, playgrounds, or parks.
5. Limit uses within 500 feet of state or federally chartered banks, savings associations, credit unions, etc.
6. Limit uses within 500 feet of liquor stores (excluding full service restaurants)
7. Defining the use as a “Fringe Financial Service” or “Non Chartered Financial Institution” is defined as other than a State or Federally chartered bank, credit union, mortgage lender, savings and loan association or industrial loan company, that offers deferred deposit transaction services or check cashing services and loans for payment of a percentage fee.

The term included, but is not limited to, deferred deposit transaction (payday loan) businesses that make loans upon assignment of wages received, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and motor vehicle title lenders who offer a short-term loan secured by the title to a motor vehicle. Non-profit financial institutions are not encompassed by the term non-chartered financial institution.

8. Payday lenders shall be located within shopping centers of fifty thousand square feet (50,000 SF) or more and within a multi-tenant building.
9. A pawn shop which provides payday lending is not exempt from these regulations.
10. No person shall operate or suffer or allow the operation of a payday lending establishment until such time as a zoning code verification certificate has been duly applied for and issued by the Director, which zoning code verification certificate confirms full conformance of a proposed payday lending establishment with all of the applicable locational siting and licensing requirements of this title. A person intending to commence operation of a payday lending establishment at the same location occupied or previously occupied by a legally operating payday lending establishment may be issued a zoning code verification certificate without full conformance with the locational siting requirements of this title, so long as the prior payday lending establishment use has not been discontinued or abandoned for a period of six months or more.
11. The term “payday lending business” as used herein means retail businesses owned or operated by a “licensee” as that term is defined in California Financial Code section 23001(d), as amended from time to time. The term “check cashing business” as used herein means a retail business owned or operated by a “check casher” as that term is defined in California Civil Code section 1789.31, as amended from time to time.

6. Drive through services/restaurants

Escondido

No listed uses provided for “drive through services.” It is categorized as a service businesses catering directly to the consumer.

Drive through restaurants are permitted in the CG Zone. Not listed as a permitted use in all other zones.

Additional standards or guidelines:

- (a) Plot Plan Required. A plot plan application shall be required for all drive-through facilities not associated with a project requiring a discretionary application.
- (b) Development Standards. The following development standards shall apply to all drive-through commercial facilities to ensure that such developments do not have

negative impacts on traffic, safety, air quality and visual character of the area in which they are located:

- (1) Pedestrian walkways that intersect the drive-through drive aisles, shall have clear visibility, and be emphasized by enriched paving or striping.
- (2) Drive-through aisles shall have a minimum twelve (12) foot width on curves and a minimum eleven (11) foot width on straight sections.
- (3) The drive-through stacking lane shall be situated so that any overflow from the stacking lane shall not spill out onto public streets or major aisles of any parking lot. Sufficient vehicle stacking room shall be provided on-site behind the speaker area where orders are taken to accommodate a minimum of six (6) vehicles or greater if determined necessary by the director of community development. The drive-through stacking lane shall be separated physically from the user's parking lot and shall have a capacity of twenty (20) linear feet per vehicle.
- (4) Drive-through aisles shall be constructed with (PCC) concrete.
- (5) Drive-through aisles and associated structures should be oriented away from public streets and surrounding land uses unless significant screening is provided to the satisfaction of the director of community development by means of heavy landscaping, decorative walls, and sound attenuating devices.
- (6) No ingress and egress points shall conflict with turning movements at nearby street intersections.
- (7) Buildings with drive-through facilities shall be located with a minimum separation of two hundred (200) feet from any other structure containing a drive-through facility. Certain types of drive-through services may require less separation if substantiated by acceptable data

Oceanside

Administrative Use Permit in commercial zones.

Additional standards or guidelines:

One drive-thru/drive-up restaurant allowed with an Administrative Conditional Use Permit in a Shopping Center of 10 acres or greater.

Carlsbad

Drive through facilities in general are permitted by Use Permit in the C-2, C-M, and C-T Zones. Not listed as a permitted use in the C-1 and C-L Zones.

Drive through restaurants are prohibited within all zones in the city, including coastal zone properties. The drive through restaurant prohibition applies citywide to all existing and proposed specific plans, master plans, and related amendments. Drive through restaurants that are either existing or have received final approvals on January 5, 1998 are allowed to continue in existence subject to the terms and conditions of this code and the conditional use permit or other discretionary permit permitting them and may apply for and may be granted CUP extensions under this code.

Encinitas

Use Permit in the GC and VSC Zones. Not listed as a permitted use in the L-C and N-C Zone.

No additional standards or guidelines.

Vista

Drive-in facilities which are part of a building or structure and connected to a use permitted within the zone district where situated require a Use Permit in all commercial zones.

No additional standards or guidelines.

San Marcos

Conditional Use Permit for drive-through facilities only in the C Zone.

Additional standards or guidelines:

CUP approval shall be required for the establishment of any use that offers drive-through facilities. This shall include drive-through uses in conjunction with, but not limited to, washing/detailing automotive services (automated or hand-washed), restaurants, financial institutions, and coffee stands. The CUP application shall include a site plan that details the location, provision, and design of all of the following: Structures and landscaping consistent with the development standards of the applicable Zone; parking, driveway locations, and circulation consistent with the requirements below (subsections B, C, D, and E); audible equipment, if applicable; Lighting; refuse and recycling area location, screening, and access features; a property maintenance plan to include litter clean-up for on-site and adjacent public ROWs; and hours of operation.

Minimum Lot Size. A minimum lot size of 20,000 square feet shall be required to establish a drive-through facility or to add a drive-through operation in conjunction with an existing land use.

Screening. All vehicle lanes, service windows, and car wash openings associated with a drive-through use shall be screened from public view to a minimum height of forty-two (42) inches or as determined by the CUP review process. Screening shall consist of walls and/or berms with supplemental plant materials.

Queuing Space. A minimum distance of one hundred twenty (120) feet from the drive-through entrance to the menu board shall be provided. Additional distance may be required as determined during the CUP review process. This minimum standard shall not apply to car wash facilities.

Circulation. The design of the site and placement of structures shall be done in a manner that does the following:

3. Minimizes the number of driveway cuts; and
4. Provides adequate and safe queuing and maneuvering of vehicles to prevent interference with circulation of the site, adjacent uses, or queuing within/onto public ROWs.

Other/best practices:

1. Limitation/cap on the number of establishments – cap the total number of licenses issued based on population.
2. Limit similar uses from locating within 1,000 feet of a similar use.
3. Limit uses within 500 feet of residential districts, schools, playgrounds, or parks.
4. “Formula restaurant” shall mean an eating establishment devoted to the preparation and offering of food and beverages for sale to the public for consumption either on or off the premises which, by contractual or other arrangement, established or recognized business practice, or membership affiliation, maintains any of the following:
 - Business name common to a similar business located elsewhere;
 - Standardized menus, ingredients, food preparation, uniforms, or other standardized features common to a restaurant located elsewhere;
 - Interior decor common to a similar business located elsewhere;
 - Architecture or exterior signs common to a similar business located elsewhere;
 - Use of a trademark or logo common to a similar business located elsewhere (but not including logos or trademarks used by chambers of commerce, better business bureaus, or indicating a rating organization including, but not limited to, AAA, Mobil or Michelin); or
 - A name, appearance, or food presentation format which causes it to be substantially identical to another restaurant within or outside Calistoga
5. The total number of fast food establishments along any public street shall not exceed one for every 400 feet of lot frontage along that street. Fast food establishments need

not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratios.

6. No drive-in business or fast food restaurant shall be located on a site that is within five hundred (500) feet of a public, private or parochial school, a church, a public recreation area, or any residentially zoned property.
7. Primary ingress and egress to drive-through type use parking lots should be from at least a four-lane major street. No drive-through use shall be approved with ingress or egress driveways within 300 feet of a signalized intersection operating at a Level of Service D, E, or F unless a traffic analysis demonstrates, to the satisfaction of the Director of Public Works, that vehicles entering or leaving said use will not impair the efficiency or operation of the intersection.
8. The drive-through stacking lane shall be separated physically from the user's parking lot and shall have a capacity of: Financial Institutions—8 cars per lane or 16 total; 2. Restaurants—8 cars per lane; Photo Uses—2 cars per lane; Self-Service Car Washes - 5 cars per lane; Full-Service Car Washes—15 cars (may be in multiple lanes); Other— Capacity requirement to be determined on an individual basis.
9. Drive-through speakers shall not be audible from adjacent residentially used, zoned, or General Planned properties. B. Drive-through speakers shall not be used when the drive-through lane abuts residentially used, zoned, or General Planned Property. Use of sound attenuation walls and landscaping shall be encouraged.
10. Canopy. A canopy should be provided at the drive through pick-up window area (i.e. covered with a trellis or open-air canopy). "Tunneling" will be deemed to occur where adjacent buildings are within thirty (30) feet of each other, or where roof/wall structures enclose a space less than thirty (30) feet. Such situations are discouraged unless air quality analyses performed by the applicant shows that unusual pollutant concentrations will not occur. Applicants shall take positive steps to protect employees of the drive-through facility from emissions caused by idling cars.
11. Drive-through lanes shall not be located adjacent to patios and other pedestrian use areas, other than walkways.
12. A five (5' 0") foot-wide planter between the drive-through aisle and the parking area that includes shade trees consistent with those used in the parking area
13. The building should be the predominant visual element along street frontages, not parking lots or drive through lanes.
14. When located on a site within one hundred (100' 0") feet of any residential property (measured from the nearest property lines), hours of operation for the drive-up/drive-through service shall be limited from 7:00 a.m. to 10:00 p.m. daily. If the use is located greater than one hundred (100' 0") feet from a residential use, then there are no restrictions on the hours of operation. The designated approving authority may grant exceptions through a conditional use permit after preparation of a qualified noise study.
15. The architecture of drive-through uses shall be compatible and harmonize with that of the shopping center motif or immediate neighborhood in terms of building color, materials, mass, scale, and form. Standardized, "corporate" building designs shall be discouraged. Drive-through lanes shall be suffered from adjacent properties by means of heavy landscaping, and sound attenuating uses where appropriate and necessary.

Drive-through restaurants shall incorporate seating within the restaurant, and drive-through banking facilities shall provide a walk-up window.

16. Driveway cuts should be limited to two per site, unless otherwise allowed by the City Engineer for valid circulation reason.
17. All building elevations should be architecturally enhanced. High quality building materials are encouraged. Reflective, glossy, and fluorescent surfaces are discouraged.

ATTACHMENT 3

Mike Strong

From: Troutman, Parke <Parke.Troutman@sdcounty.ca.gov>
Sent: Friday, February 08, 2019 10:52 AM
To: Mike Strong
Subject: Follow up on smoke/vape shop zoning
Attachments: DensityTobRetailers CDPH FS 2017.pdf

Hello, Mike,

I wanted to follow up a little with about the tobacco/vape shop issue. I know you're thinking primarily of those stores and not the broader issue of tobacco retailers, but ChangeLab Solutions has [a new tool on tobacco retailer density](#). It describes a number of cities that have restrictions specifically on stores that primarily sell tobacco products. In addition to the link, I'm also including something that the California Department of Public Health assembled on density issues around tobacco retailers. It kinda acts as an executive summary for the ChangeLab Solutions tool.

An issue distinct to smoke/vape shops: we have heard in other jurisdictions that businesses adjacent to smoke/vape shops do not like their presence because of drifting smoke (e.g., onto their restaurant patio). This is potentially a hassle to treat as a nuisance, so we asked ChangeLab Solutions if they knew of any ordinance that required such shops to be standalone (to create distance and avoid any kind of ventilation sharing). ChangeLab Solutions did not have an example but offered to help you write one (free technical support: they have a grant from the California Tobacco Control Program). They are a well-known public health legal group in the Bay Area that does a lot of research on a whole host of issues, from food policy to active transportation to tobacco.

Have a good weekend – Parke

Parke Troutman, Planning and Policy Development Specialist
Maternal, Child and Family Health Services
County of San Diego Health & Human Services Agency
C: 619-753-2581





KAREN L. SMITH, MD, MPH
Director and State Public Health Officer

State of California—Health and Human Services Agency
California Department of Public Health



EDMUND G. BROWN JR.
Governor

Density of Tobacco Retailers Fact Sheet

Overview: Proximity and density of tobacco retailers within communities influences smoking behaviors through greater exposure to tobacco advertisements and increased availability of tobacco price promotions at the point of sale.¹⁻⁶ Higher density of tobacco retailers within a community discourages quit attempts by triggering real-time cravings; providing cues to smoke; and promoting impulse purchase of tobacco products, especially discounted products.^{2,5,7-9} Adopting and/or amending local tobacco retailer licensing ordinances to include zoning and conditional use permits can reduce the density of tobacco stores near schools, youth sensitive areas, and residential areas.

Density of Tobacco Retailers

- Managing the density of tobacco retailers is an important component to comprehensive tobacco use prevention and control strategy.¹
 - Tobacco retailers are less likely to request identification or enforce state laws on the sale of tobacco products to young people (13-18 years of age) in areas with a higher density of tobacco retailers.¹⁰
 - Higher density of tobacco retailers in a community is associated with increased susceptibility of non-smokers starting to smoke in the future.¹¹
 - The price of tobacco products is lower in communities with a higher density of tobacco retailers and shorter travel time to tobacco retail outlets.¹²
 - Higher density of tobacco retailers within communities increases exposure to tobacco product advertisement and access to discounted tobacco products.^{1,13,14}
- In the United States, the number of tobacco retailers is disproportionately high, considering the consumer demand for tobacco products.¹⁵
 - For every 10,000 consumers in California, there are approximately 96 tobacco retailers.¹⁵
- Tobacco retailers are more prevalent in low-income communities and communities with a large proportion of Hispanic; foreign-born residents; African American; and Lesbian, Gay, Bisexual, and Transgender (LGBT) populations.^{1,13,14,16}



California Tobacco Control Program
Density of Tobacco Retailers Fact Sheet

Impact of Tobacco Retailer Density on Tobacco Use

- Higher density of tobacco retailers per area or population:
 - Is associated with higher prevalence of smoking,^{4,10,12,16-21} increased cigarette purchases,²² and reduced smoking cessation over time.^{2,3}
 - Middle school youth exposed to tobacco products in a retail setting multiple times per week are twice as likely to ever smoke or start smoking within 12 months of a visit to the store, compared to those with less retail exposure to tobacco products.²³
 - Increased density of tobacco retailers within one mile of schools increases the likelihood that youth will purchase cigarettes from tobacco retailers rather than getting tobacco products from social sources.²²
 - Higher density of tobacco retailers within three-quarters to one mile of a young person's home is associated with greater access and exposure to tobacco products and advertising and increased frequency of smoking.²⁴
 - Higher density of tobacco retailers around an individual's home increased the odds of ever smoking by 53 percent and current smoking by 47 percent.²¹
 - Increases access to tobacco products and renormalizes smoking behavior.²¹
 - Increases exposure to retail advertisements and promotions and discourages quit attempts by triggering real-time cravings, cues to smoke, and promoting the impulse purchase of tobacco products.^{5,7-9}
 - Increases resident access to tobacco products, while reducing the distance to obtain tobacco products and the price of tobacco products.^{12,24}

Strategies to Influence Tobacco Retailer Density

- Adopting local tobacco retailer license (TRL) ordinances that are more restrictive than state law:
 - Are effective policy methods for prohibiting and/or restricting the underage tobacco product sales, reducing the point of sale marketing of tobacco products to young people, reducing the rate of tobacco initiation among young people, and reducing consumption of tobacco products among adults.²⁵
 - Should include fees to support enforcement of TRLs at the local level.
 - Can restrict use of coupons, regulate placement of tobacco products and advertisements, and control the location and the density of tobacco retailers with a community.^{25,26}
 - In California, as of June 2016, 126 municipalities have ordinances requiring businesses that sell tobacco to obtain a local TRL.²⁷

California Tobacco Control Program
Density of Tobacco Retailers Fact Sheet

- Adopting zoning laws or conditional use permits (CUP) can reduce or limit the number of tobacco retailers within a community.
 - Federal, state, and local governments can adopt zoning laws to regulate how land and property is used.²⁵
 - Zoning laws typically specify the areas in which residential, industrial, recreational, or commercial activities may take place.²⁵
 - A CUP is a type of zoning law that adds certain conditions to the use of land, even if that use is consistent with existing zoning laws.²⁵
- In California, nearly 60 municipalities have adopted local tobacco zoning or CUP ordinances that do one or more of the following: 1) prohibit the sale of tobacco products within a certain distance from schools, 2) prohibit tobacco retailers from being within a specified distance from other tobacco retailers, and 3) limit the number of tobacco retailers within a community.²⁸

California Tobacco Control Program
Density of Tobacco Retailers Fact Sheet

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California Tobacco Control Program
Density of Tobacco Retailers Fact Sheet

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1/27/2017

Mike Strong

From: Gena Knutson <gena@vcc.org>
Sent: Tuesday, October 23, 2018 12:11 PM
To: Mike Strong
Subject: FW: email 2/2
Attachments: TRL Presentation.MarieBomanDavis.pdf

Hi Mike,

Here's part 2 of the email.

Attached please find the following items.

1. Maps with detailed distance of smoking shops and schools via GoogleMaps
2. Excel Sheets with specific data (names and addresses) regarding tobacco retailers within 1000 feet of schools both public and private

The data used is reflected on the GIS analysis via Esri by Dr. Marie Boman-Davis at National University

3. Presentation created by Dr. Boman-Davis

I also highly recommend using the California Community Health Assessment Tool since it allows you to add layers on specific demographics of the neighborhoods in Escondido.

<http://websites.greeninfo.org/stanford/cchat/>

Please note that we used multiple sources to verify distance/location of shops. Depending on the source you will get different results—however, the results are pretty consistent, i.e., distance and number of tobacco retail shops.

Thanks,

Gena

Miriam Avilez, MPH, Program Coordinator
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Tobacco Control Program

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TOBACCO RETAILER LICENSING EDUCATION: A Community and University Collaboration

Boman-Davis, M., Jackson, K., Moya, K.,
Knutson, G., and Lunayao-Putman, L.

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Funding Acknowledgements:

- This material was made possible by funds from the County of San Diego, Health and Human Services Agency, Public Health Services received from the California Department of Public Health, under contract #CTCP-13-37.
- This material was made possible by funds received from the Department of Community Health, School of Health and Human Services, National University.

Conference Presenters:

- Dr. Boman-Davis, Assistant Professor, National University
- Mr. Murphy, III, Agents of Change at National University, BSPH Student (Guest)

Photo Source:
Healthy Stores for a Healthy Community
www.healthyforahappycommunity.com/visuals



Tobacco Retailer Licensing Education

1 2 3 4 5 6 7 8 9

Hello and Welcome!

My name is Dr. Marie Boman-Davis and I first used GIS as a Public Health graduate student. I am now an Assistant Professor in the Department of Community Health, School of Health and Human Services, Onsite Lead of the Bachelors of Science in Public Health, and Faculty Advisor to a public health surveillance student organization, Agents of Change at National University which is based in San Diego, California, USA.

We serve a dizzying array of students with different interests and skills but they all recognize that "PLACE MATTERS" as we begin to incorporate GIS into our research and classrooms across the University.

Our community partners have rich spatial data and we have a committed service team ready to put GIS tools to work; therefore, we formed community and university partnerships, specifically to support local and national tobacco control efforts.

Today we will share one of our community collaboration success stories. National University partnered with the Tobacco Control Resource Program, County of San Diego, Health and Human Services Agency, Public Health Services and Vista Community Clinic (VCC) on Tobacco Retailer Licensing (TRL) education.



Vista Community Clinic



A story map



Tobacco Retailer Licensing Education

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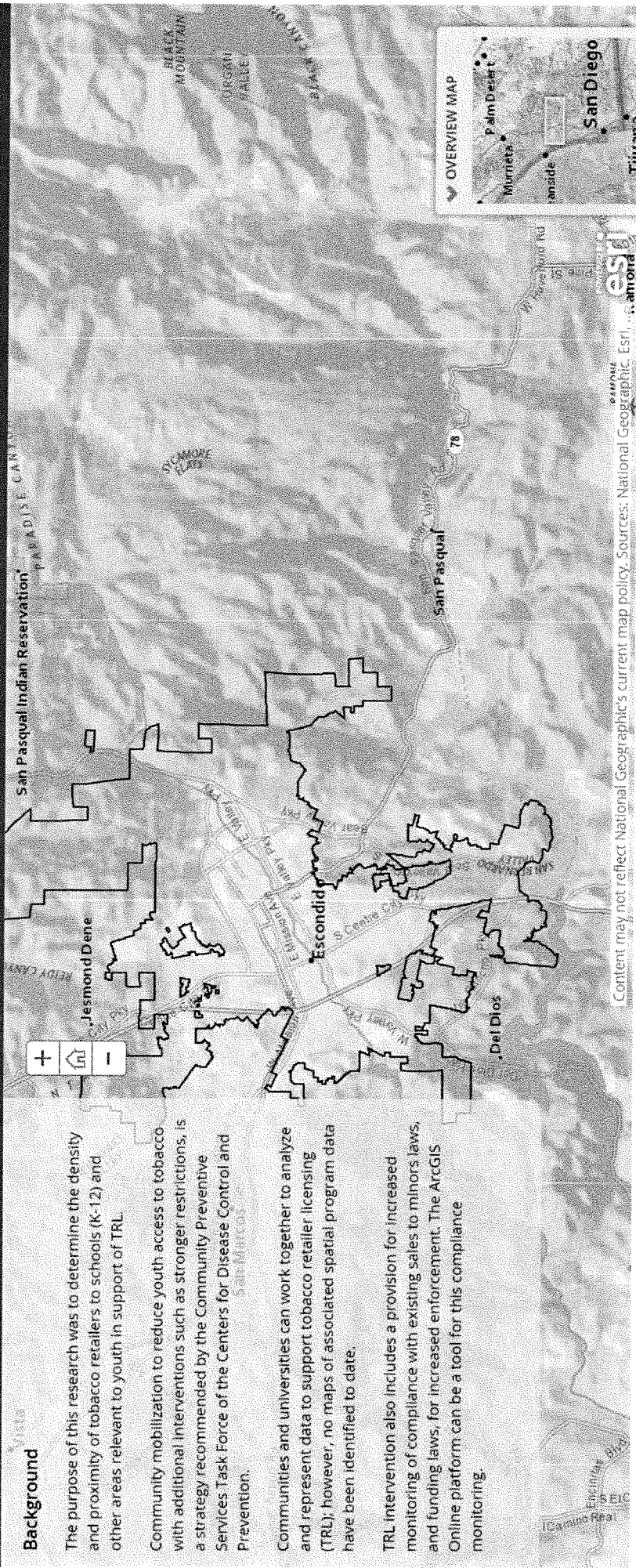
Background

The purpose of this research was to determine the density and proximity of tobacco retailers to schools (K-12) and other areas relevant to youth in support of TRL.

Community mobilization to reduce youth access to tobacco with additional interventions such as stronger restrictions, is a strategy recommended by the Community Preventive Services Task Force of the Centers for Disease Control and Prevention.

Communities and universities can work together to analyze and represent data to support tobacco retailer licensing (TRL); however, no maps of associated spatial program data have been identified to date.

TRL intervention also includes a provision for increased monitoring of compliance with existing sales to minors laws, and funding laws, for increased enforcement. The ArcGIS Online platform can be a tool for this compliance monitoring.



A story map



Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, ... among others

Tobacco Retailer Licensing Education



Community Methods

- Establishments were selected from a list of state licensed tobacco retailers provided by the California Board of Equalization for San Diego County.
- Retailers operating in the City of Escondido were identified and a community agency educated them on the existing laws that restrict the sale of tobacco products to minors. They also provided educational materials (e.g., Stop Tobacco Access to Kids brochures) to all ALC (All City) schools which were required to be posted in schools.
- A random sample of stores that had received an educational visit and matched retailers were surveyed by trained youth following a purchase protocol.
- Youth purchase survey data were recorded in an Excel spreadsheet and after receiving IRB approval the de-identified data (e.g., removal of youth identifiers) were shared with a university team.

University Methods

IRB Approval
 In accordance with IRB Policy for Protection of Human Research Subjects 45 CFR 46.101, the National University Institutional Review Board determined this research was Exempt from IRB Review.

Data Management and Analysis

- Data were merged, normalized, geocoded and imported into National University's ArcGIS Online organizational account.
- The resulting point layers with attribute information representing survey stores was created as a feature service, symbolized, and added to a web map containing previously identified points of interest (e.g., schools, parks) with a San Diego basemap reference.
- Using GIS provided a first look at these data in relation to points of interest and immediately generated new questions about density and distribution that were not previously possible by reviewing a tabular inventory.
- The store locations were buffered and spatial analyses of nearby points of interest were conducted. Additional information about the survey locations (e.g., American Community Survey demographics) was obtained using ESRI's web-based Community Analysts platform, building from the data created in the ArcGIS Online web maps.
- Correlational analysis was conducted inside ArcGIS Online and data were exported for inferential analysis (e.g., logistic regression) using a free statistical software.

Photo Source:
 Photo by www.healthystudentatlas.com/community



Tobacco Retailer Licensing Education

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Advantage of GIS Analysis

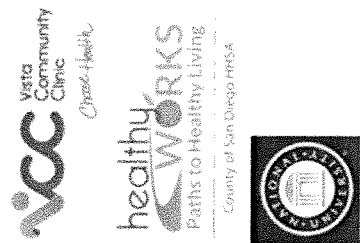
For the first time, Vista Community Clinic (VCC) was able to study the relationship between tobacco retailer locations and school locations. Other places that young people gather, such as skate parks and libraries were also mapped.

VCC provided spatial information in excel spreadsheets. These data were normalized and then added as content to National University's ArcGIS Online Organizational account.

Street address, postal code, and youth purchase survey data were used in geospatial analysis including density, proximity, and distribution. Point layers representing retailer locations with attribute information about sales, were created as a feature service, symbolized, buffered and added to a web map with a local basemap reference.

Data enrichment provided information on median household income for properties in proximity to the retailers.

Map navigation controls: About, Content, Legend, Schools, Store Buffers Intersecting Schools.



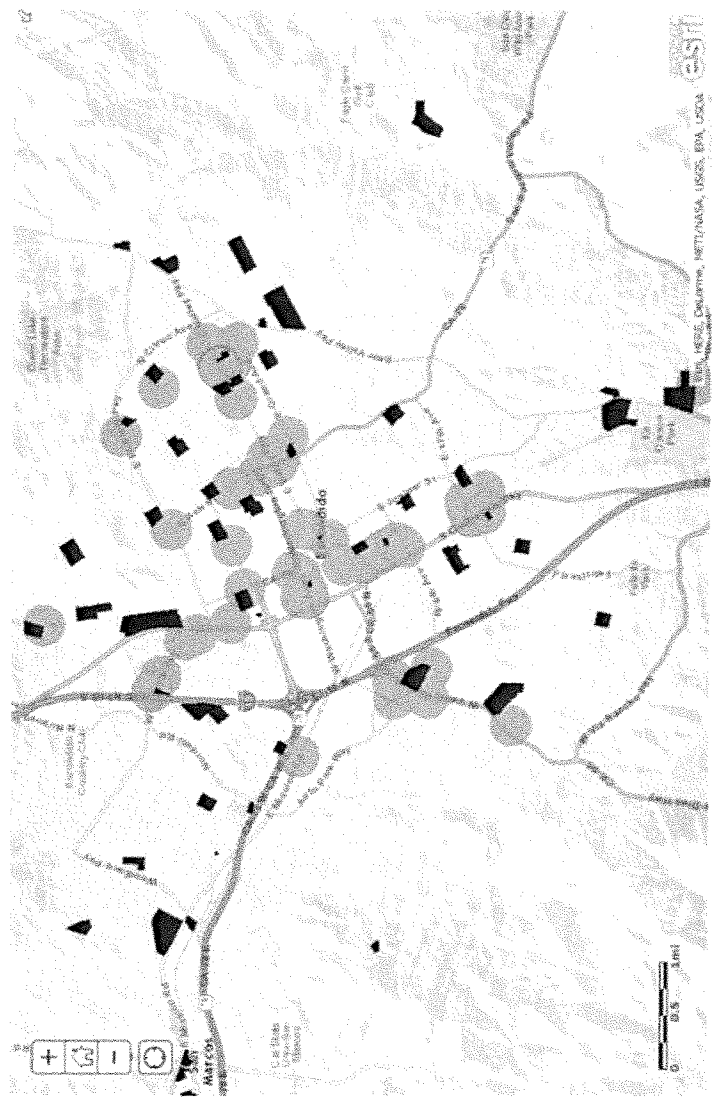
Map navigation controls: About, Content, Legend, Schools, Store Buffers Intersecting Schools.

Vista Community Clinic
Chaco Health

healthyWORKS
Paths to Healthy Living
County of San Diego HRSA

San Diego State University

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Tobacco Retailer Licensing Education

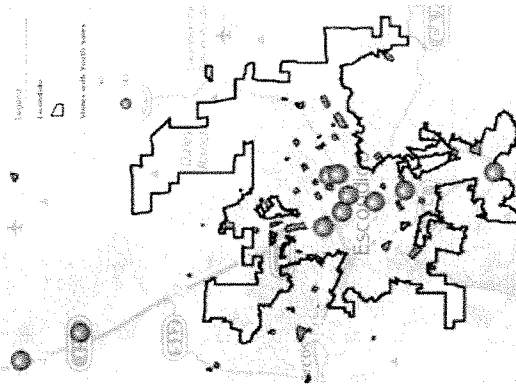
1 2 3 4 5 6 7 8 9

Results

Maps represented the density of educated tobacco retailers, youth purchase survey results, retailer proximity to schools and other youth serving facilities, and results from inferential analyses (e.g., the adjusted odds of sales to minors).

Approved maps were presented to policy makers (e.g., City Council members) and other key stakeholders to educate them about the benefits of TRL.

Additionally, key stakeholders were educated about the problems of illegal sales to minors, concentration of retailers in proximity to schools, and the benefit of TRL, with support from the mapped data.



Tobacco Retailer Licensing Education

1 2 3 4 5 6 7 8 9

Solutions

Communities and universities can work together to analyze and present data to support tobacco retailer licensing (TRL) to prevent youth access to tobacco.

ArcGIS Online and Community Analyst allowed private tobacco retailer data and public data about communities to be combined for an innovative spatial and inferential analysis and mapped documentation.

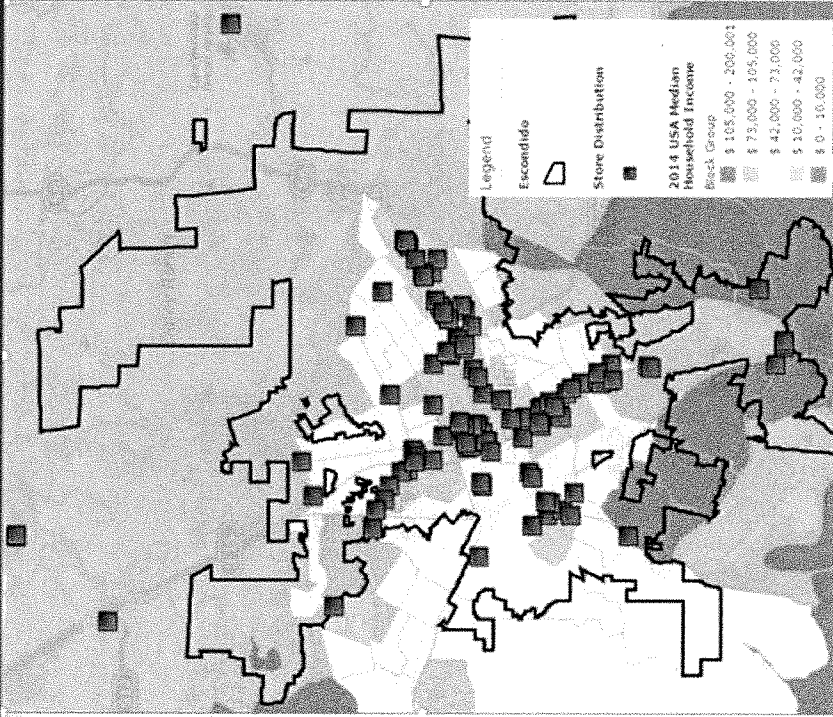
Conclusions

ArcGIS Online interactive mapping and spatial analysis tools combined with inferential statistics can generate meaningful data and powerful messages to promote health policy.

For example: The correlation between the lowest Median Household Income and tobacco retailers is so high, these interactive maps help identify areas indicative of social health disparities and calls to mind discussions about health equity and social justice issues.



Photo: Samirah
Healthy Strides for P. Healey's Community
www.healthystridesforp.com/



Tobacco Retailer Licensing Education

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Discussion

This is the first known collaborative map produced that used spatial analyses to support TRL in the City of Escondido.

Data sharing allowed the University's ArcGIS Online Organizational account to become a secure place for collaborative analyses and results generation.

Once the investigation was complete, it became a platform for sharing findings with public stakeholders.

Future Steps

Incorporate stakeholder feedback from the first VCC presentations to refine data inputs and analysis, to better pinpoint areas of concern for TRL. Conduct inferential analyses and incorporate findings in Story Maps and maps for public hearings to publicize the results of the research.



Tobacco Retailer Licensing Education

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Application for Health GIS

Community organizations large and small often have treasure troves of programmatic data that includes a spatial component. GIS layers, excel spreadsheets, or hand written data collection forms can all be meaningful sources of data.

Partnering with a willing participant that has an ArcGIS Online Organizational account and expertise in GIS can provide powerful tools to leverage that programmatic data for positive change.

Understanding analysis within ArcGIS Online and Community Analyst can position agencies to improve their spatial data collection plans and quickly demonstrate how spatial data can be combined with targeted mapped information to create a compelling story about their area of interest.

Join in! Focused partnerships like the one between National University, VCC and County of San Diego Health and Human Services Agency can be a model for other Health Care programs.

Community Analyst

Reports

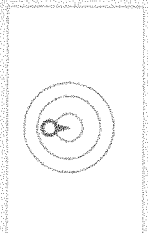
Generate Maps from Data

Define Areas for Reports

Maps


Find Location

Find Location
Enter an address or latitude, then add a radius to find nearby features.




WATCH VIDEO

Select Geography
Select a country, ZIP Code, or any of the available geographies for your analysis.



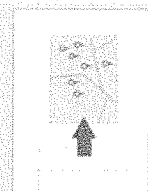
WATCH VIDEO

Draw Polygon
Draw a custom polygon around an area of your interest.



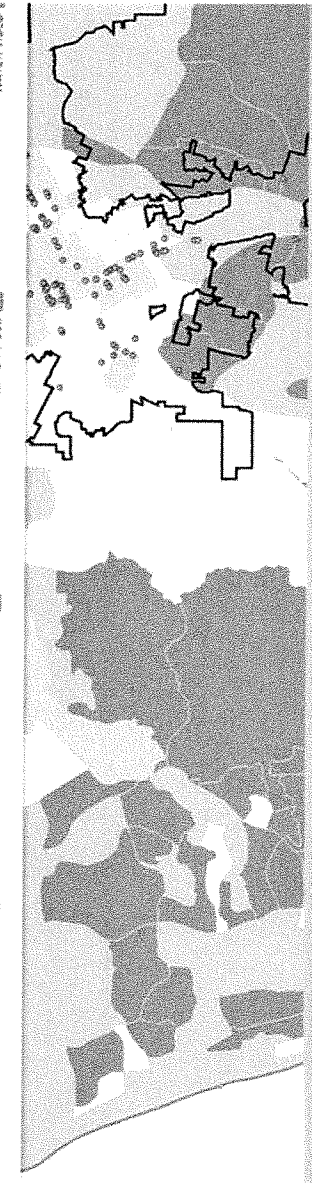
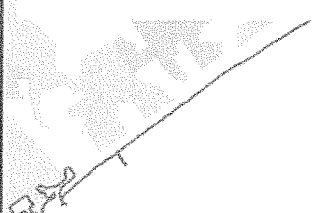
WATCH VIDEO

Import File
Import a list of addresses from an Excel spreadsheet or spreadsheet.



WATCH VIDEO

View - Search for help maps and groups



Mike Strong

From: Gena Knutson <gena@vcc.org>
Sent: Tuesday, October 23, 2018 12:09 PM
To: Mike Strong
Subject: FW:
Attachments: Escondido Tobacco Retail google maps search.pdf; DATA_GIS 2014 Escondido CA Tobacco Retail Shops.xlsx

Hi Mike,

Hope you are well and we've done some more research on the proposed zoning of smoke, e-cigarette and vapes shops and the location of schools to these businesses

Attached please find the following items.

1. Maps with detailed distance of smoking shops and schools via GoogleMaps
2. Excel Sheets with specific data (names and addresses) regarding tobacco retailers within 1000 feet of schools both public and private

The data used is reflected on the GIS analysis via Esri (Environmental Systems Research Institute) by Dr. Marie Boman-Davis at National University

3. Presentation created by Dr. Boman-Davis (followed in the next email-document is too large)

I also highly recommend using the California Community Health Assessment Tool since it allows you to add layers on specific demographics of the neighborhoods in Escondido.

<http://websites.greeninfo.org/stanford/cchat/>

Please note that we used multiple sources to verify distance/location of shops. Depending on the source you will get different results—however, the results are pretty consistent, ie., distance and number of tobacco retail shops. Let me know if you have questions.

Best, Gena

Gena M. Knutson, Program Manager II
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gena@vcc.org
www.vistacommunityclinic.org



Great Health



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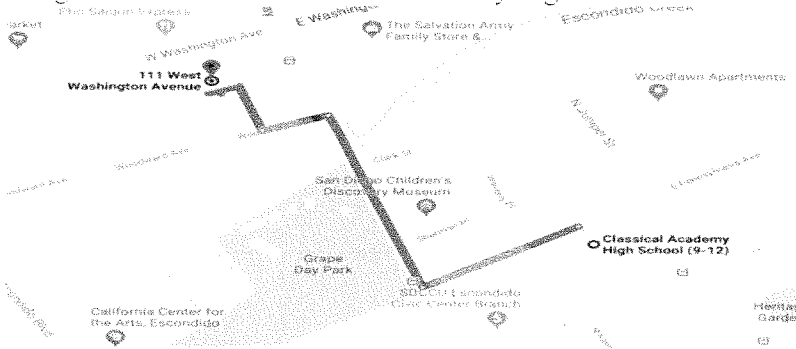
Tobacco Retail Shops in Escondido, CA Distance of less than a mile from schools via Google Maps

Google Maps

Drive 0.4 mile, 2 min

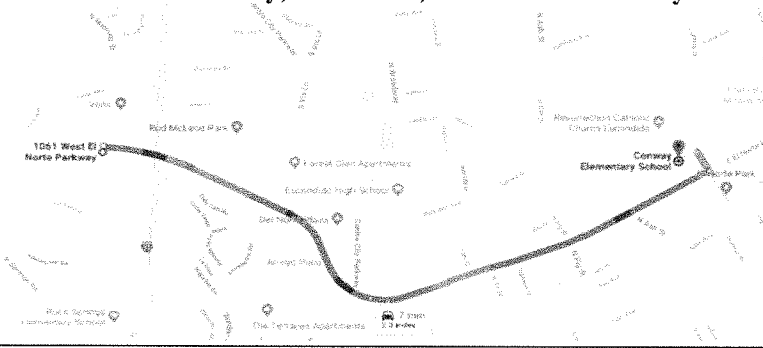
Classical Academy High School (9-12) to 111 W Washington Ave, Escondido, CA 92025

Walgreens .4 miles from Classical Academy High



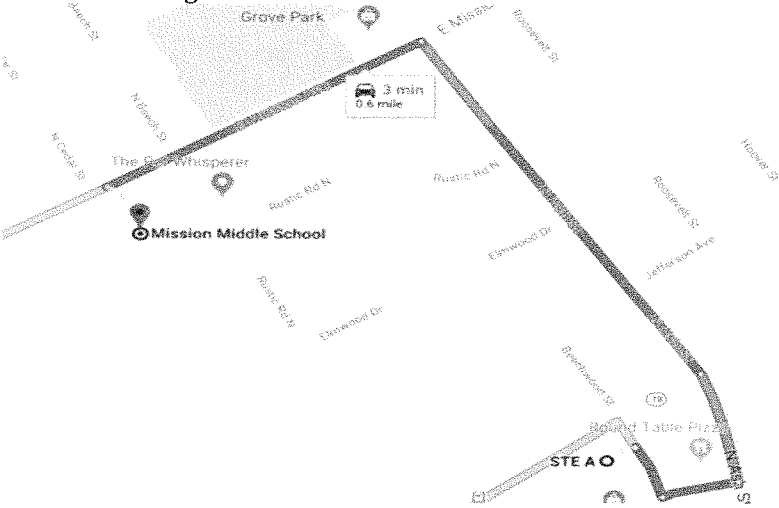
Drive 2.3 miles, 7 min

1061 W El Norte Pkwy, Escondido, CA 92026 to Conway Elementary School



Drive 0.6 mile, 3 min

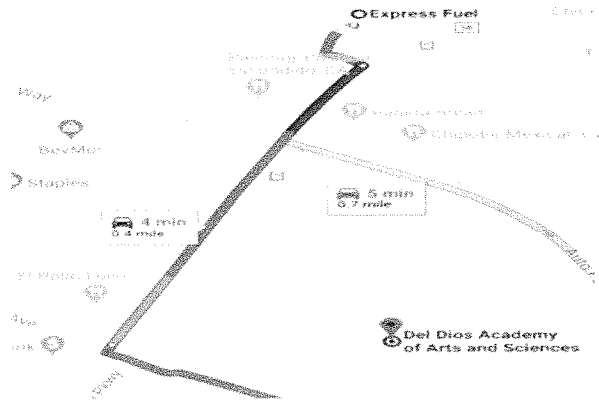
1141 E Washington Ave STE A to Mission Middle School



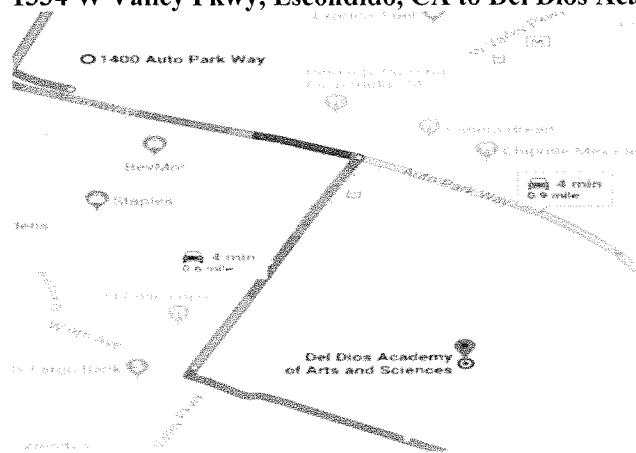
Drive 0.5 mile, 2 min
El Norte Liquor to Escondido High School



Drive 0.4 mile, 4 min
Express Fuel to Del Dios Academy of Arts and Sciences

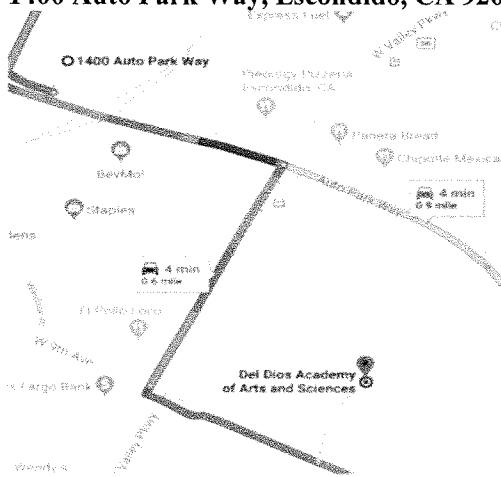


Drive 0.3 mile, 1 min
1334 W Valley Pkwy, Escondido, CA to Del Dios Academy of Arts and Sciences



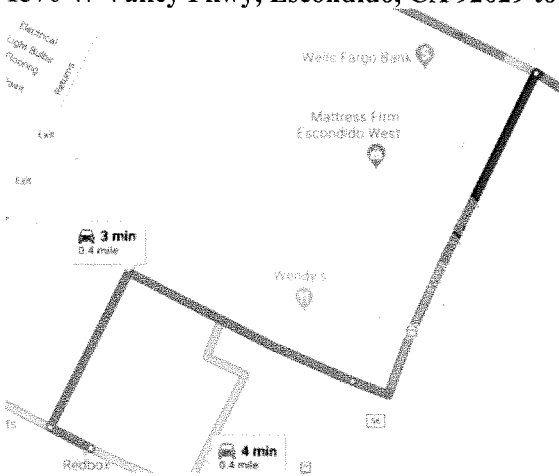
Drive 0.6 mile, 4 min

1400 Auto Park Way, Escondido, CA 92029 to Del Dios Academy of Arts and Sciences



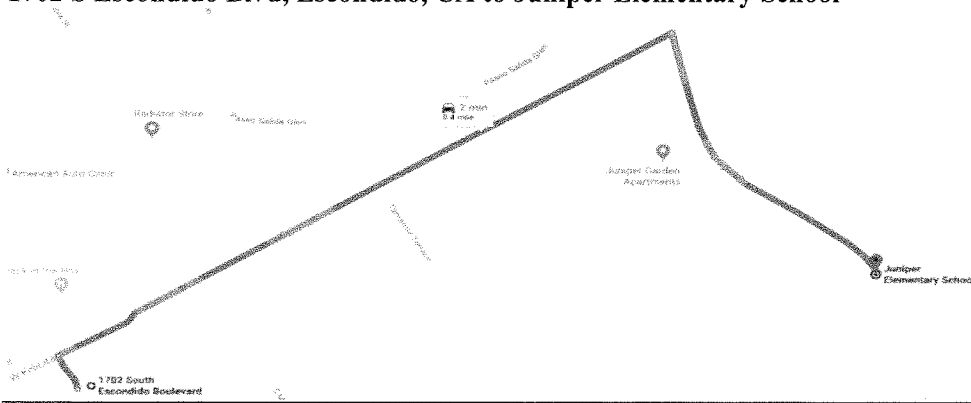
Drive 0.4 mile, 3 min

1570 W Valley Pkwy, Escondido, CA 92029 to Del Dios Academy of Arts and Sciences



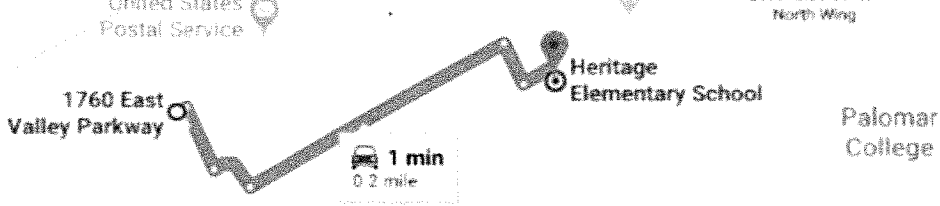
Drive 0.4 mile, 2 min

1702 S Escondido Blvd, Escondido, CA to Juniper Elementary School



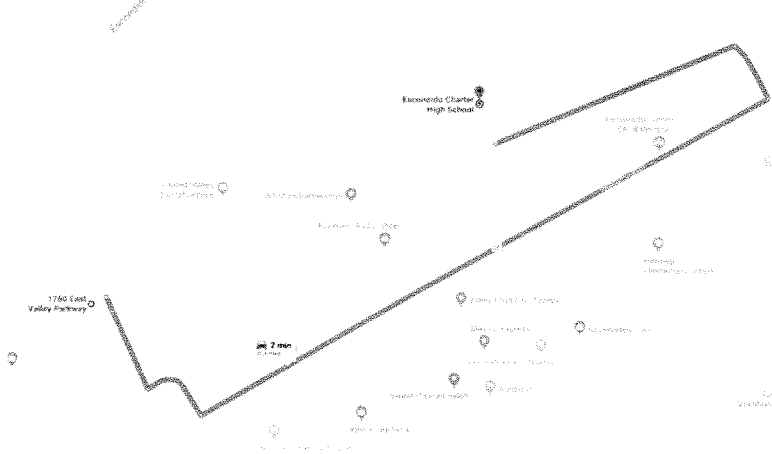
Drive 0.2 mile, 1 min

1760 E Valley Pkwy, Escondido, CA 92027 to Heritage Elementary School



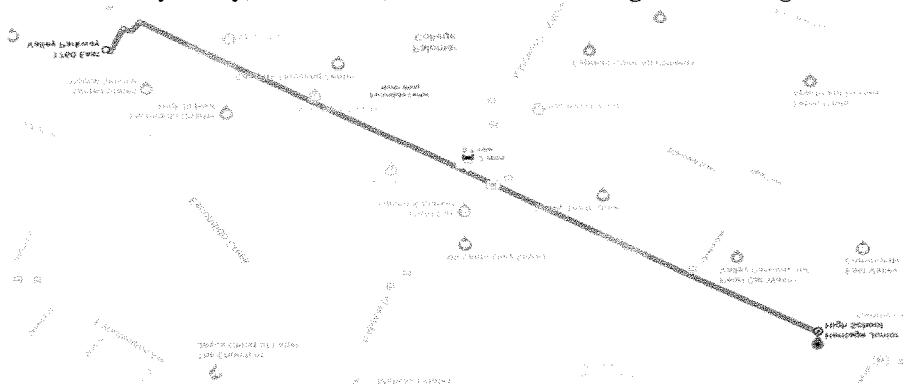
Drive 0.3 mile, 2 min

1760 E Valley Pkwy, Escondido, CA 92027 to Escondido Charter High School



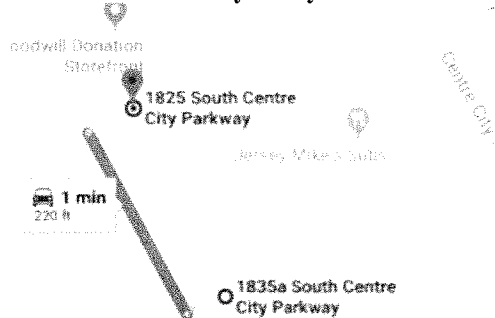
Drive 0.7 mile, 2 min

1760 E Valley Pkwy, Escondido, CA 92027 to Heritage Junior High School



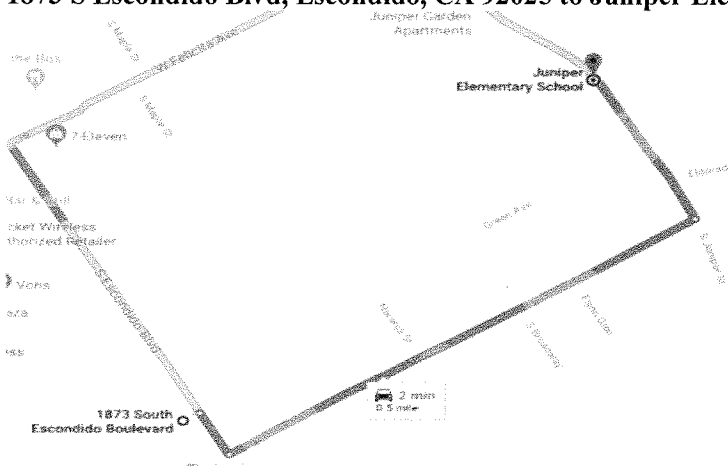
Drive 220 ft, 1 min

1835a S Centre City Pkwy to 1825 S Centre City Pkwy



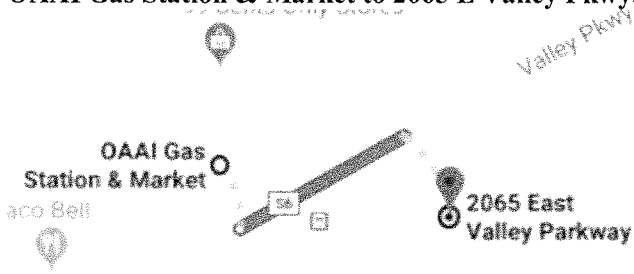
Drive 0.5 mile, 2 min

1873 S Escondido Blvd, Escondido, CA 92025 to Juniper Elementary School



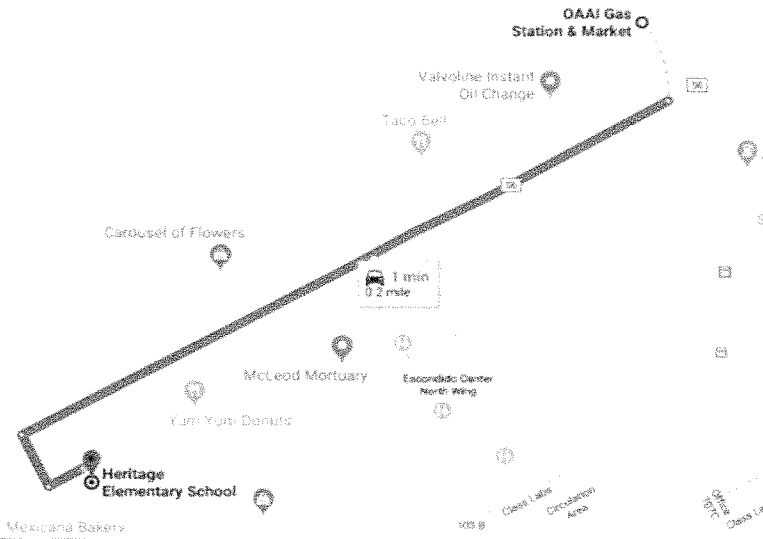
Drive 358 ft, 1 min

OAAI Gas Station & Market to 2065 E Valley Pkwy, Escondido, CA 92027



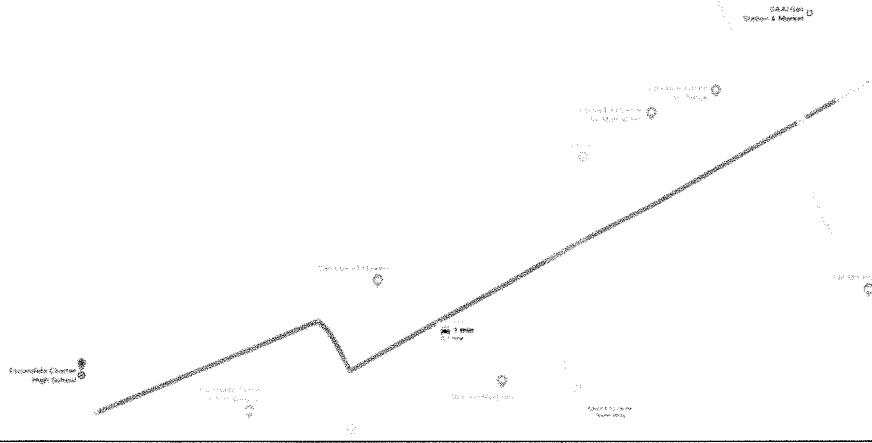
Drive 0.2 mile, 1 min

OAAI Gas Station & Market to Heritage Elementary School



Drive 0.2 mile, 1 min

OAAI Gas Station & Market to Escondido Charter High School



Drive 0.3 mile, 1 min

OAAI Gas Station & Market to Heritage Junior High School



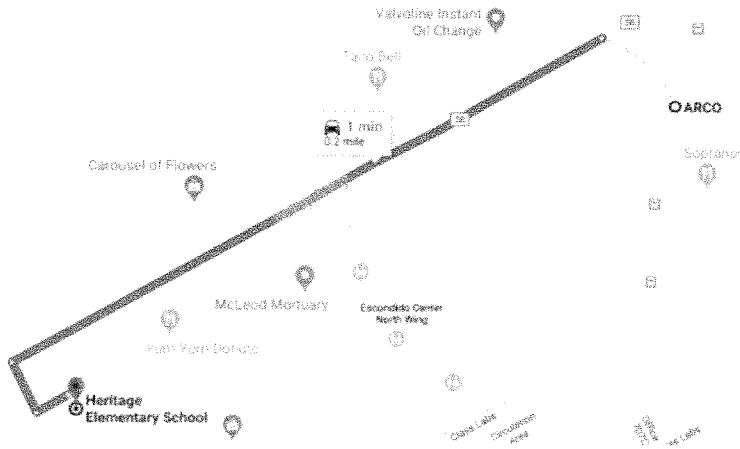
Drive 0.3 mile, 1 min

ARCO, 2015 E Valley Pkwy, Escondido, CA to Heritage Junior High School



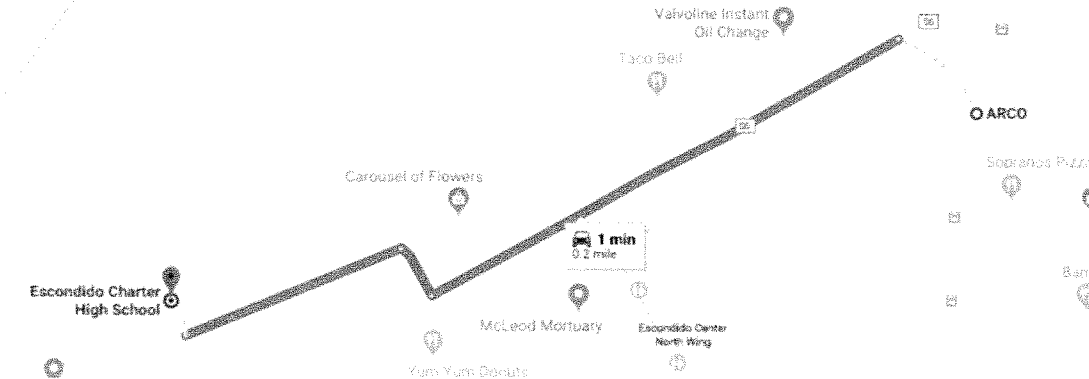
Drive 0.2 mile, 1 min

ARCO, 2015 E Valley Pkwy, Escondido, CA to Heritage Elementary School



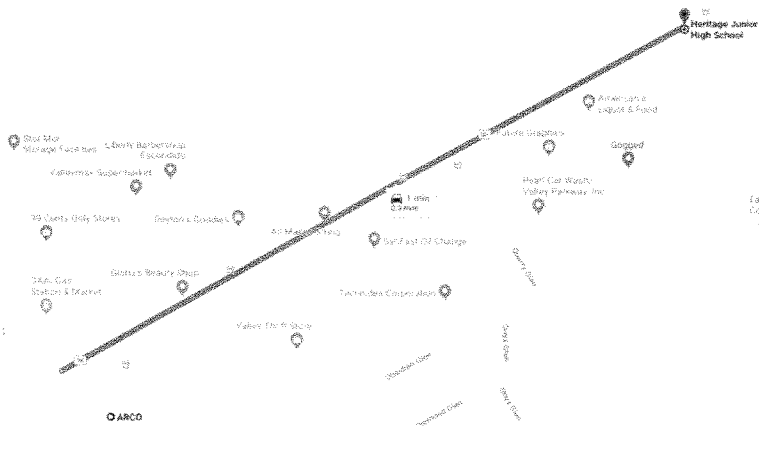
Drive 0.2 mile, 1 min

ARCO, 2015 E Valley Pkwy, Escondido, CA to Escondido Charter High School



Drive 0.3 mile, 1 min

ARCO, 2015 E Valley Pkwy, Escondido, CA to Heritage Junior High School



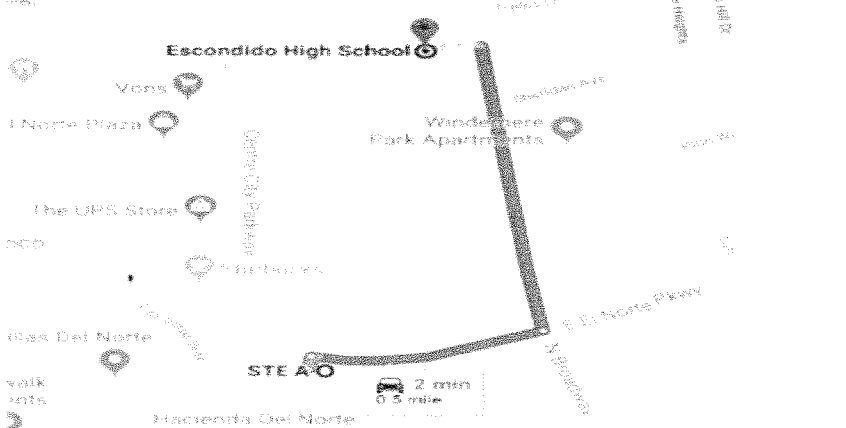
Drive 10 ft, 1 min

Valleymax Supermarket to 2065 E Valley Pkwy, Escondido, CA 92027



Drive 0.5 mile, 2 min

1284 N Escondido Blvd STE A to Escondido High School



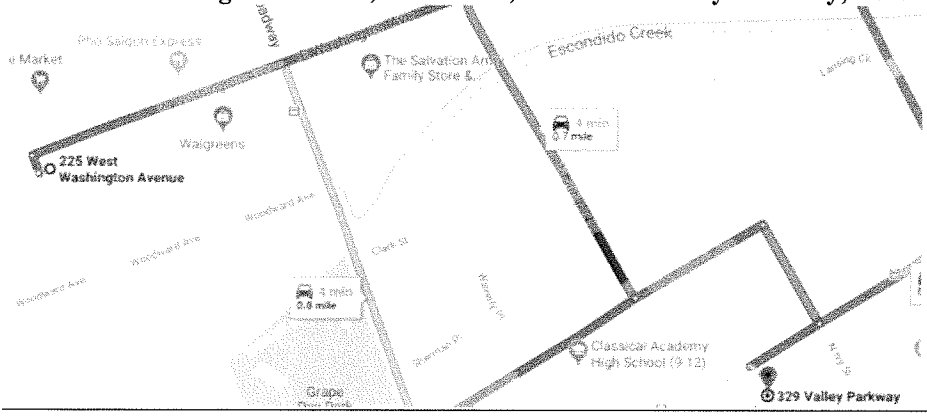
Drive 0.5 mile, 3 min

225 West Washington Avenue, Escondido, CA to Classical Academy High School (9-12)



Drive 0.7 mile, 4 min

225 West Washington Avenue, Escondido, CA to 329 Valley Parkway, Escondido, CA



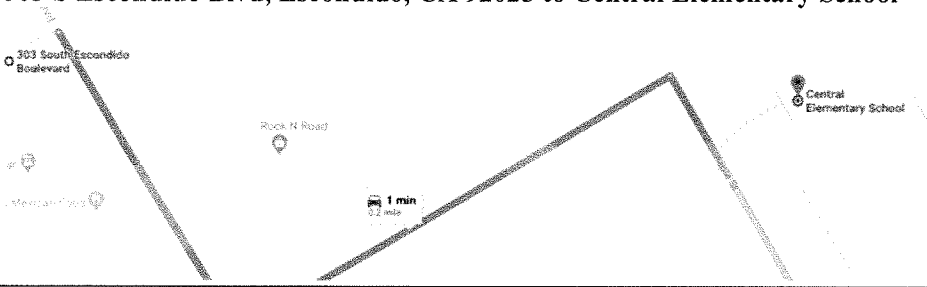
Drive 0.6 mile, 2 min

ARCO to Classical Academy High School (9-12)



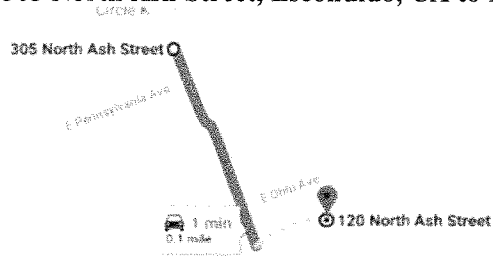
Drive 0.2 mile, 1 min

303 S Escondido Blvd, Escondido, CA 92025 to Central Elementary School

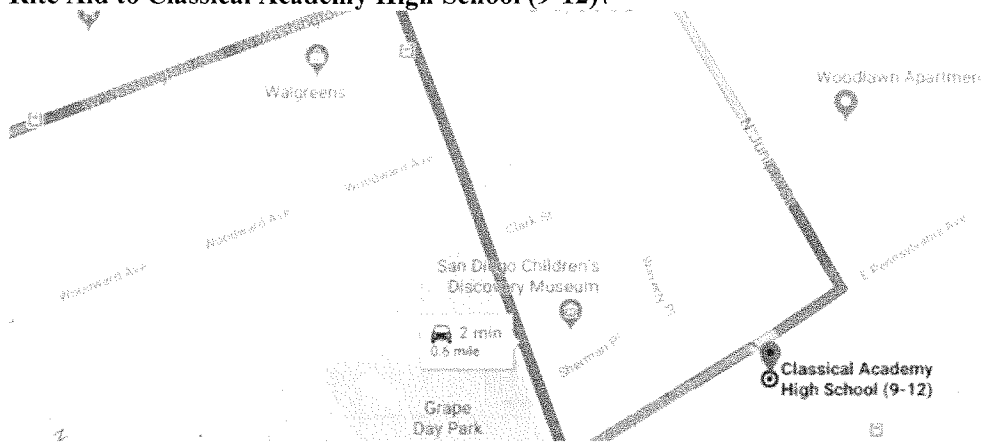


Drive 0.1 mile, 1 min

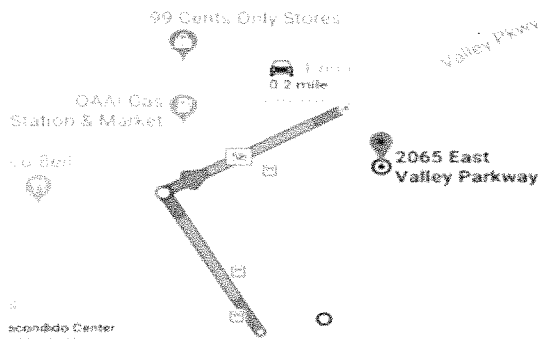
305 North Ash Street, Escondido, CA to 120 North Ash Street, Escondido, CA



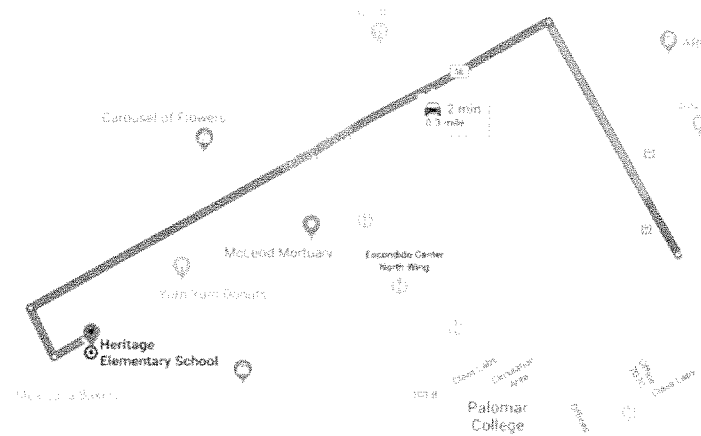
Drive 0.6 mile, 2 min
Rite Aid to Classical Academy High School (9-12)



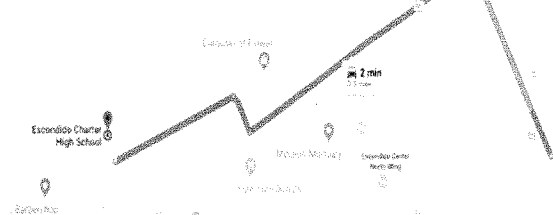
Drive 0.2 mile, 1 min
320 N Midway Dr A, Escondido, CA 92027 to 2065 East Valley Parkway, Escondido, CA



Drive 0.3 mile, 2 min
320 N Midway Dr A, Escondido, CA 92027 to Heritage Elementary School

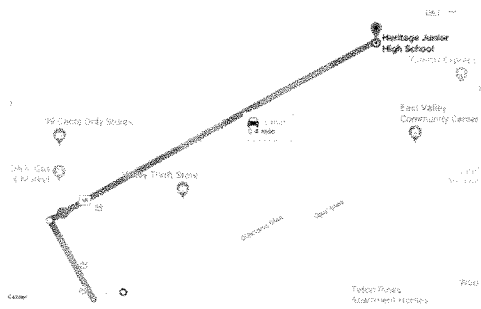


Drive 0.3 mile, 2 min
320 N Midway Dr A, Escondido, CA 92027 to Escondido Charter High School



Drive 0.4 mile, 1 min

320 N Midway Dr A, Escondido, CA 92027 to Heritage Junior High School



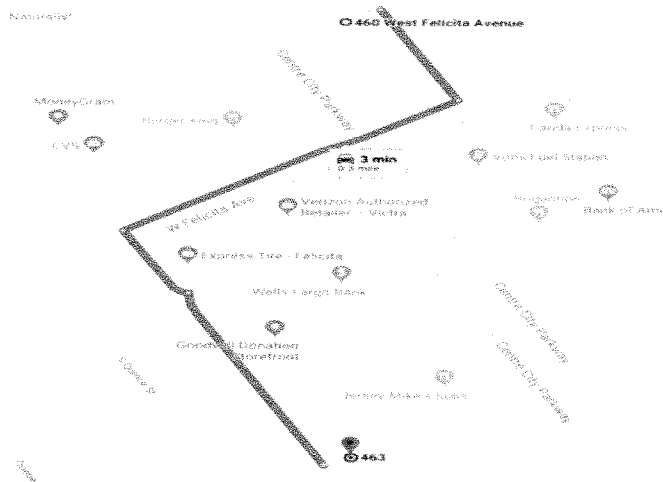
Drive 0.6 mile, 4 min

Vons 351 W Felicita Ave, Escondido, CA 92025 to 1835a S Centre City Pkwy #463



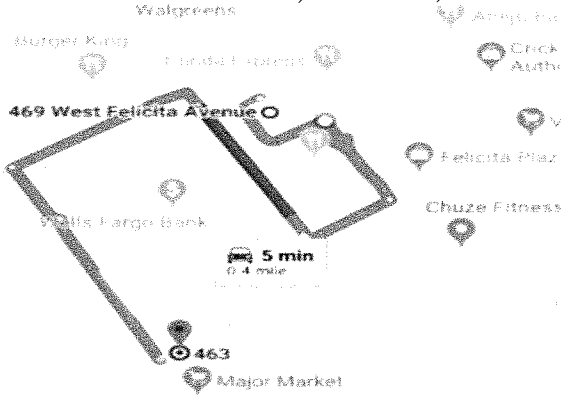
Drive 0.3 mile, 3 min

460 West Felicita Avenue, Escondido, CA to 1835a S Centre City Pkwy #463



Drive 0.4 mile, 5 min

469 West Felicita Avenue, Escondido, CA to 1835a S Centre City Pkwy #463



Drive 0.6 mile, 3 min

550 N Escondido Blvd, Escondido, CA to Classical Academy High School (9-12)



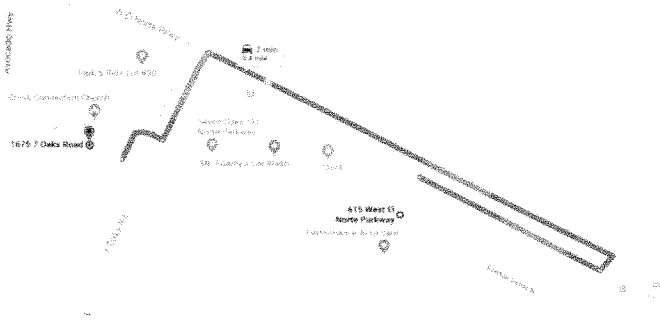
Drive 0.5 mile, 2 min

Northgate Market to Classical Academy High School (9-12)



Dive 0.4 mile, 2 min

615 West El Norte Parkway, Escondido, CA to 1675 7 Oaks Rd, Escondido, CA 92026



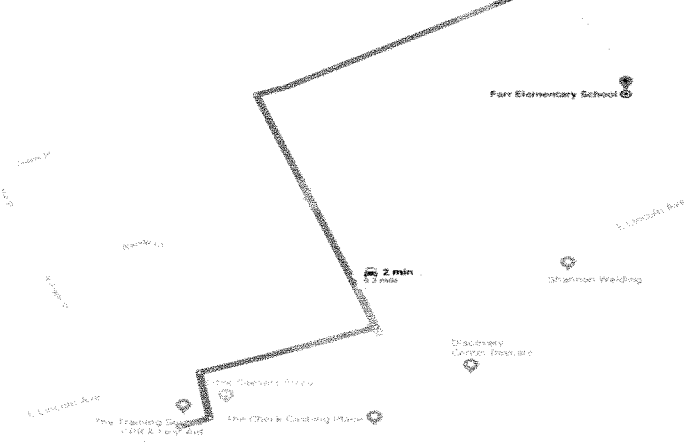
Drive 0.5 mile, 3 min

Stater Bros. Markets to Classical Academy High School (9-12)



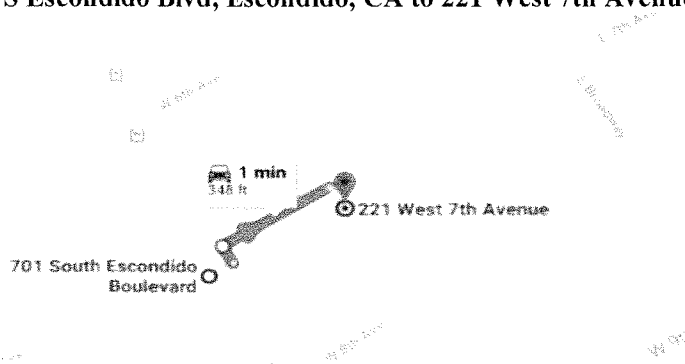
Drive 0.3 mile, 2 min

655 E Lincoln Ave STE A & B to Farr Elementary School



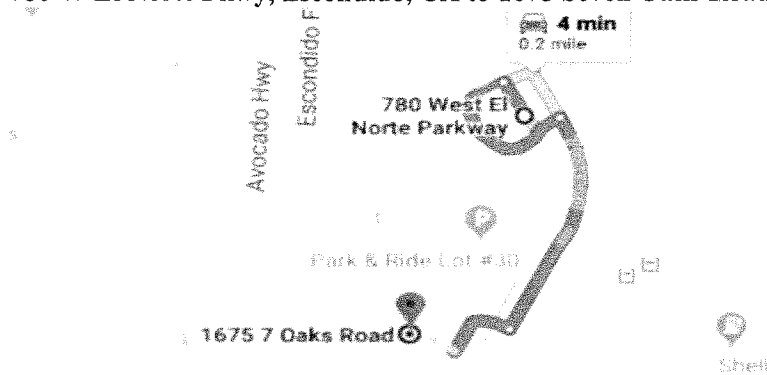
Drive 348 ft, 1 min

701 S Escondido Blvd, Escondido, CA to 221 West 7th Avenue, Escondido, CA



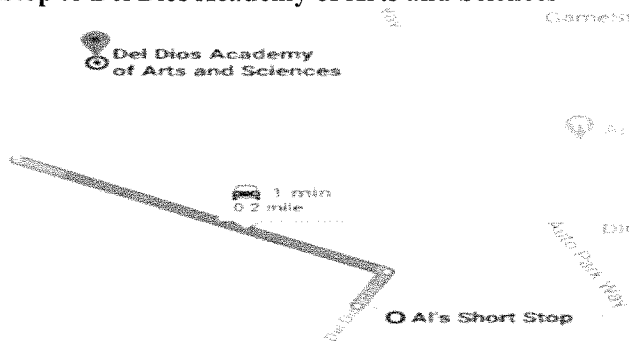
Drive 0.2 mile, 3 min

780 W El Norte Pkwy, Escondido, CA to 1675 Seven Oaks Road, Escondido, CA



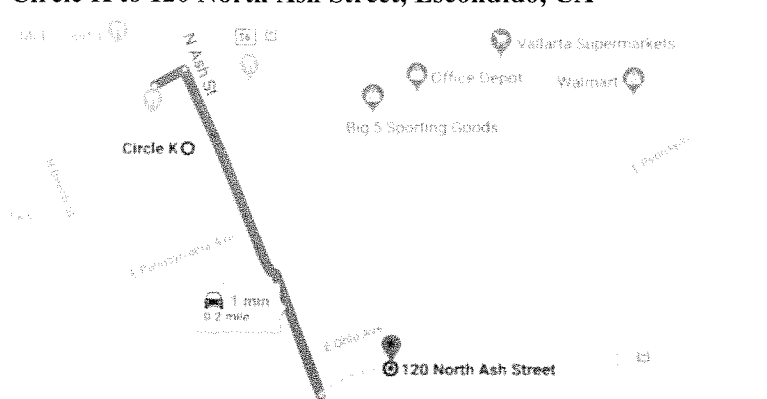
Drive 0.2 mile, 1 min

Al's Short Stop to Del Dios Academy of Arts and Sciences

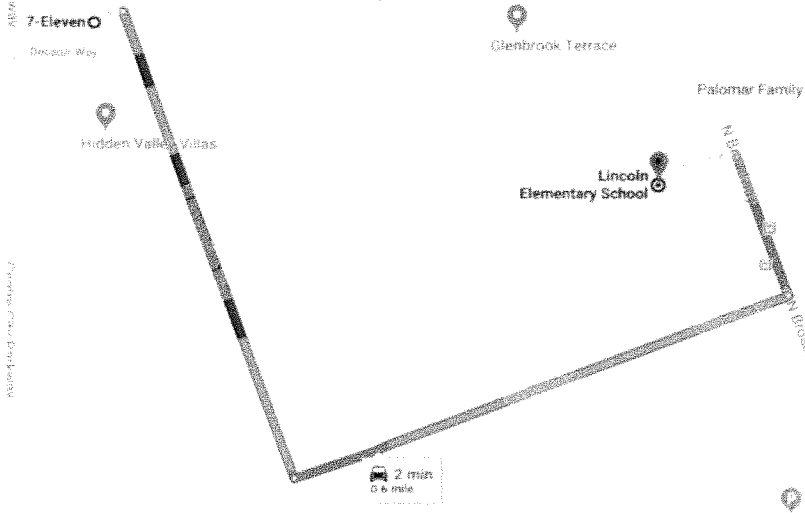


Drive 0.2 mile, 1 min

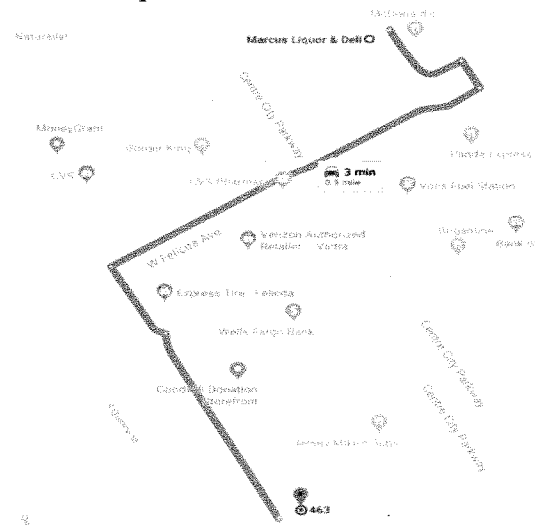
Circle K to 120 North Ash Street, Escondido, CA



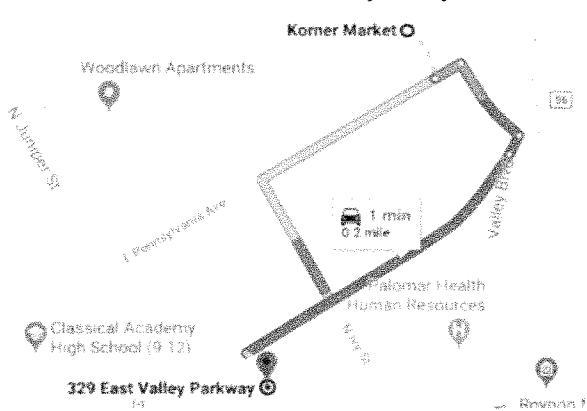
Drive 0.6 mile, 2 min
7-Eleven to Lincoln Elementary School



Drive 0.3 mile, 3 min
Marcus Liquor & Deli to 1835a S Centre City Pkwy

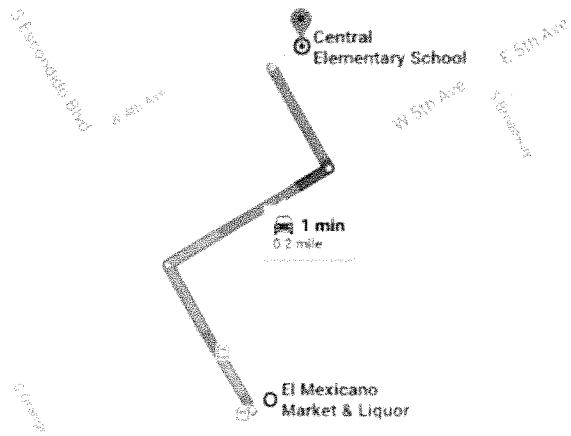


Drive 0.2 mile, 1 min
Korner Market to 329 E Valley Pkwy, Escondido, CA 92025



Drive 0.2 mile, 1 min

El Mexicano Market & Liquor to Central Elementary School



Drive 0.1 mile, 1 min

El Mexicano Market & Liquor to 221 West 7th Avenue, Escondido, CA



STORE_NAME	ADDRESS	CITY	ZIP_CODE	Youth_Sale	Median_Income_2014	#_of_Schools_1000ft
ARCO AM/PM	100 LA TERRAZA BLVD	ESCONDIDO	92025	NO	\$64,650	0
VONS #2345	1000 W EL NORTE PKWY	ESCONDIDO	92026	NO	\$56,763	0
MEADOWS DELI MARKET	10326 MEADOW GLEN WAY E	ESCONDIDO	92026	NO	\$92,482	0
MY GOOD MARKET	1061 EL NORTE PARKWAY	ESCONDIDO	92027	NO	\$66,139	1
WALGREENS #05455	1111 W WASHINGTON AVE	ESCONDIDO	92025	NO	\$19,135	1
LENA'S LIQUOR	1141 E WASHINGTON AVE STE A	ESCONDIDO	92025	NO	\$47,977	1
RONCO GAS	1158 E WASHINGTON AVE	ESCONDIDO	92025	NO	\$47,977	0
GO MART LIQUOR	120 W EL NORTE PKWY	ESCONDIDO	92026	NO	\$40,216	0
WALMART MARKET #3084	1266 E VALLEY PKWY	ESCONDIDO	92027	NO	\$43,803	1
EL NORTE LIQUOR	1284 N ESCONDIDO BLVD STE A	ESCONDIDO	92026	NO	\$36,016	1
EXPRESS FUEL	1296 W VALLEY PKWY	ESCONDIDO	92029	NO	\$0	1
PRODUCTOS ORTIZ MARKET	1310 S ESCONDIDO BLVD STE A	ESCONDIDO	92025	NO	\$38,418	0
SUPERMERCADO VALLARTA #30	1315 E VALLEY PKWY	ESCONDIDO	92027	NO	\$47,910	0
7-ELEVEN # 27495B	1334 W VALLEY PKWY	ESCONDIDO	92029	NO	\$39,291	1
AUTO PARK CAR WASH	1400 AUTO PARK WAY	ESCONDIDO	92029	NO	\$39,291	1
ALBERTSONS STORE 6713	1509 E VALLEY PKWY	ESCONDIDO	92027	NO	\$46,811	0
RICK'S GROCERY & DELI	1509 S ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$42,889	0
DBH ENTERPRISES INCORPORATED	1550 E GRAND AVE	ESCONDIDO	92027	NO	\$41,922	0
7-ELEVEN #2112-13629	1560 E GRAND AVE	ESCONDIDO	92027	NO	\$41,922	0
Albertsons STORE 6705	1570 W VALLEY PKWY	ESCONDIDO	92029	NO	\$45,453	1
WALGREENS #05700	1574 E VALLEY PKWY	ESCONDIDO	92027	NO	\$45,654	0
VIVA MARKET #2	1632 E VALLEY PKWY	ESCONDIDO	92027	NO	\$41,570	0
PRICE LIQUOR	1650 E VALLEY PKWY	ESCONDIDO	92027	NO	\$41,394	0
7-11 ELEVEN #13619D	1702 S ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$44,494	1
KENNEDY'S KARNE # 2	1760 E VALLEY PKWY	ESCONDIDO	92027	NO	\$37,032	3
RITE AID #5629	1825 S CENTRE CITY PKWY	ESCONDIDO	92025	NO	\$53,800	1
7-ELEVEN 21803	1860 W EL NORTE PKWY	ESCONDIDO	92026	NO	\$51,789	0
ESCONDIDO ONE STOP LIQUOR STR INC	1873 S ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$44,532	1
LOPEZ MARKET #2	200 W EL NORTE PKWY STE 5	ESCONDIDO	92026	NO	\$40,216	0
OAAI GAS STATIONS	2004 E VALLEY PKWY	ESCONDIDO	92027	NO	\$32,509	4
ARCO GAS STATION	2015 E VALLEY PKWY	ESCONDIDO	92027	NO	\$32,509	4
VALLEYMAX SUPERMARKET	2040 E VALLEY PKWY	ESCONDIDO	92027	NO	\$30,762	1
ORIENTAL FOOD MARKET	205 W MISSION AVE STE T	ESCONDIDO	92025	NO	\$19,229	0
SHELL SAP 120881	2110 W MISSION AVE	ESCONDIDO	92027	NO	\$61,632	1
G & M OIL #180	215 E VIA RANCHO PKWY	ESCONDIDO	92025	NO	\$0	0
AMERICAN LIQUOR	2209 E VALLEY PKWY	ESCONDIDO	92027	NO	\$28,245	1
STATION 2 (Golden State)	225 W WASHINGTON AVE	ESCONDIDO	92025	NO	\$19,229	1
A-1 LIQUOR SUPER SEVEN	2250 S ESCONDIDO BLVD STE 101	ESCONDIDO	92025	NO	\$83,117	0
VARSO GAS	2306 S ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$79,900	0
VONS #2156	2345 E VALLEY PKWY	ESCONDIDO	92027	NO	\$28,681	0
PRICE MISSION LIQUOR	240 W MISSION AVE STE D	ESCONDIDO	92025	NO	\$19,285	0
RALPHS #90	2417 E VALLEY PKWY	ESCONDIDO	92027	NO	\$31,140	0
LA FAVORITA MARKET #6	245 W EL NORTE PKWY STE A	ESCONDIDO	92026	NO	\$36,016	0
7-11 2011-21786 B	263 E GRAND AVE	ESCONDIDO	92025	NO	\$18,823	1
MESA ROCK ARCO	26915 MESA ROCK RD	ESCONDIDO	92026	NO	\$0	0
FOOD MART	2825 AUTO PARK WAY	ESCONDIDO	92029	NO	\$0	0
ESCONDIDO ARCO AM/PM	300 W WASHINGTON AVE	ESCONDIDO	92025	NO	\$18,750	1
HOLIDAY WINE CELLAR	302 W MISSION AVE	ESCONDIDO	92025	NO	\$18,750	0
UNITED OIL #18	303 S ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$33,559	1
K&S MARKET	305 N ASH ST	ESCONDIDO	92027	NO	\$29,808	1
RITE-AID #5628	315 W WASHINGTON AVE	ESCONDIDO	92025	NO	\$21,552	1
CORNER FOOD LIQUOR	320 N MIDWAY DR # A	ESCONDIDO	92027	NO	\$34,214	4
VONS #2049	330 W EL NORTE PKWY	ESCONDIDO	92026	NO	\$37,688	1
DEL LAGO SHELL	3480 DEL LAGO BLVD	ESCONDIDO	92029	NO	\$0	0
VONS #2344	351 W FELICITA AVE # 395	ESCONDIDO	92025	NO	\$49,340	1
RETAIL	434 W 5TH AVE	ESCONDIDO	92025	NO	\$34,265	0
EL NORTE ARCO	450 W EL NORTE PKWY	ESCONDIDO	92026	NO	\$40,081	0
WALGREENS 10142	460 W FELICITA AVE	ESCONDIDO	92025	NO	\$50,161	1
VON'S FUEL STATION #2344	469 W FELICITA AVE	ESCONDIDO	92025	NO	\$51,778	1
7 ELEVEN #2112-36705H	503 W WASHINGTON AVE	ESCONDIDO	92025	NO	\$44,096	0
CALIFORNIA SUPER GAS	510 W 5TH AVE	ESCONDIDO	92025	NO	\$34,726	0
7-ELEVEN 13597E	522 W 9TH AVE	ESCONDIDO	92025	NO	\$35,571	0
LATINO'S MEAT MARKET #1	525 W GRAND AVE	ESCONDIDO	92025	NO	\$34,146	0
SUN VALLEY FUEL	550 N ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$18,750	1
7-ELEVEN STORE #21804F-2111	555 W COUNTRY CLUB LN	ESCONDIDO	92026	NO	\$59,991	0
NORTHGATE MARKET # 28	606 N ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$19,285	1
EL NORTE SHELL	615 W EL NORTE PKWY	ESCONDIDO	92026	NO	\$40,755	1
STATER BROS. MARKETS	635 N BROADWAY	ESCONDIDO	92025	NO	\$19,223	1
QWIK KORNER MARKET & DELI	655 E LINCOLN AVE STE A & B	ESCONDIDO	92026	NO	\$32,401	1
CEDAR MARKET	701 S ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$35,000	1
SNACK & BOTTLE SHOP	703 E VALLEY PKWY	ESCONDIDO	92025	NO	\$29,123	0
NORTH COUNTY AUTO CENTER ESCONDIDO	750 N ESCONDIDO BLVD	ESCONDIDO	92025	NO	\$19,285	0
SO CAL GAS & WASH LLC	761 N BROADWAY	ESCONDIDO	92025	NO	\$20,577	0
SHELL SAP 135278	780 W EL NORTE PKWY	ESCONDIDO	92026	NO	\$55,698	1
LA SORPRESA BARATA	840-860 EAST VALLEY PARKWAY	ESCONDIDO	92025	NO	\$28,287	0
AL'S SHORT STOP	908 DEL DIOS HWY	ESCONDIDO	92029	NO	\$52,199	1
UNIQUE SMOKE SHOP	945 W VALLEY PKWY STE K	ESCONDIDO	92025	NO	\$63,924	0
SHELL SAP 135275	105 E VIA RANCHO PKWY	ESCONDIDO	92025	YES	\$0	0
CIRCLE K FOOD STORES #8545	1161 E VALLEY PKWY	ESCONDIDO	92025	YES	\$28,183	1
7-ELEVEN 2011-27524B	1177 N ESCONDIDO BLVD	ESCONDIDO	92026	YES	\$42,384	1
ALL SEASONS MARKET	30012 HWY 395	ESCONDIDO	92026	YES	\$89,750	0
MARCUS LIQUOR & DELI	440 W FELICITA AVE STE 105	ESCONDIDO	92025	YES	\$50,157	1
KORNER MARKET	482 E PENNSYLVANIA AVE	ESCONDIDO	92025	YES	\$23,572	1
EL MEXICANO MARKET AND LIQUOR	602 S ESCONDIDO BLVD	ESCONDIDO	92025	YES	\$34,809	2
7-ELEVEN 36959	620 N ASH ST	ESCONDIDO	92027	YES	\$47,259	0
CIGARETTE CITY	659 N BROADWAY	ESCONDIDO	92025	YES	\$19,359	0
MARKET PLACE	8875 LAWRENCE WELK DR	ESCONDIDO	92026	YES	\$75,000	0

School Name 1	School Name 2	School Name 3
Conway Elementary (2.3 miles)		
Classical Academy High (4 miles)		
Mission Middle (.6 miles)		
Light and Life Christian School (2.6 miles)		
Escondido High School (.5miles)		
Del Dios Middle (.4miles)		
Del Dios Middle (.3 miles)		
Del Dios Middle (.6 miles)		
Del Dios Middle (.4 miles)		
Juniper Elementary (.4 miles)		
Heritage K-8 Charter (.2 miles)	Escondido Charter High (.3miles)	Heritage Digital Academy Charter Middle (.7 miles)
North County Christian School (220ft)		
Juniper Elementary (.5miles)		
Escondido Community Day (358ft)	Heritage K-8 Charter (.2miles)	Escondido Charter High (.2miles)
Escondido Community Day (.3miles)	Heritage K-8 Charter (.2miles)	Escondido Charter High (.2miles)
Escondido Community Day		
Lincoln Elementary (.5miles)		
Glen View Elementary (3.5miles)		
Escondido Community Day (10ft)		
Classical Academy High (.5miles)		
Summerhill School, Inc. (.7miles)		
Classical Academy High (.6 miles)		
Central Elementary (.2miles)		
Light and Life Christian School (.1miles)		
Classical Academy High (.6 miles)		
Escondido Community Day (.2miles)	Heritage K-8 Charter (.3miles)	Escondido Charter High (.3miles)
Escondido High School (1mile)		
North County Christian School (.6miles)		
North County Christian School (.3miles)		
North County Christian School (.4miles)		
Classical Academy High (.6miles)		
Classical Academy High (.5miles)		
Calvary Online School (.4miles)		
Classical Academy High (.5miles)		
Farr Avenue Elementary (.3miles)		
Getsemani Bible Heritage School of Escondido(348 ft)		
Calvary Online School(.2miles)		
Del Dios Middle (.2miles)		
Light and Life Christian School (.2miles)		
Lincoln Elementary (.6miles)		
North County Christian School (.3miles)		
Summerhill School, Inc. (.2miles)		
Central Elementary (.2miles)	Getsemani Bible Heritage School of Escondido(.6miles)	

Mike Strong

From: Mike Strong
Sent: Friday, January 18, 2019 5:15 PM
Cc: Bill Martin
Subject: January 15, 2019 Public Meeting Follow-up

Thanks again for attending the first zoning code land use study meeting. This email confirms that I have your address and will use it to keep you informed of next steps.

Please let me know if you need anything.

Mike Strong
Assistant Planning Director
City of Escondido
(760) 839-4556
mstrong@escondido.org



ATTACHMENT 4

Date of Comment	Topic	Comment	Addressed or Included in Preliminary Recommendations (Yes/No)
15-Jan	Tobacco/Vape Stores	Vista Community Clinic maintains a database on the health impacts of tobacco and vapor use.	N/A with proposed approach
15-Jan	Tobacco/Vape Stores	Electronic smoking devices have created a lot of problems and their use is increasing with youth	Yes
15-Jan	Tobacco/Vape Stores	Vista Community Clinic and CHIS data shows 120 retailers (more than 40 percent) are within 1,000 feet of a school in Escondido	Yes
15-Jan	Tobacco/Vape Stores	Escondido Ordinance needs to be updated to include e-cig and there is support for more regulation	Yes
15-Jan	Tobacco/Vape Stores	The issue is at crisis levels with students at Del Lago	Yes
15-Jan	Tobacco/Vape Stores	There are environmental impacts (electronic waste) associated with vaping devices.	N/A with proposed approach
15-Jan	Tobacco/Vape Stores	There are a lot of tobacco stores in Escondido	Yes
15-Jan	Tobacco/Vape Stores	A tobacco retailer license might be an option (Vista and Solana Beach have implemented this requirement already)	No
15-Jan	Tobacco/Vape Stores	Grant funds might be available to offset administration costs of a tobacco retailer license program.	N/A with proposed approach
15-Jan	Tobacco/Vape Stores	Support for regulation on where the display is located.	No. Might be addressed through a tobacco retail license program
15-Jan	Tattoo Parlor	Would like to open a tattoo parlor shop on Grand Avenue and have a cultural/museum storefront.	No
15-Jan	Tattoo Parlor	Favor of increasing regulation on parlors to put natural economic pressure and eliminary underperforming uses.	Yes
15-Jan	Auto Repair	automotive repair uses tend to not have a good street presence. When they co-locate, they give off an appearance of overconcentration.	Yes
15-Jan	Auto Repair	These type of uses need to be cleaned up. There is little quality control.	Yes
15-Jan	Auto Repair	Need to regulate what they look like.	Yes
15-Jan	Auto Repair	Nonconforming uses downtown should be amortized, rather than be allowed to be continued through nonconformity provisions that allow non-abatement if use is discontinued for 6 months or less.	No. The effort does not address amortizing non-conforming uses
31-Jan	Lodging, Hotels, and Motels	We need more development of hotels. Vista and San Marcos might have more land, might need to incentivize.	Yes
31-Jan	Lodging, Hotels, and Motels	Hotels most likely to be built adjacent to freeway. Siting needs to be visible to customer.	Yes
31-Jan	Lodging, Hotels, and Motels	Oversaturation like Carlsbad is not good. Might need to cap total amount of rooms if there is a lot of hotel development.	N/A with proposed approach
31-Jan	Lodging, Hotels, and Motels	Need to promote quality lodging.	Yes
31-Jan	Thrift Stores/Pawn Shops	Pawn shops are predatory, just like fast cash businesses.	Yes
31-Jan	Check-Cash	We need to reduce the number of these stores. There are more in Escondido than anywhere else.	Yes
31-Jan	Check-Cash	Can we impose a fee or City tax? We should limit the interest in these transactions.	N/A with proposed approach
31-Jan	Check-Cash	Can we control the amount of new establishments?	Yes
31-Jan	Check-Cash	Most of these services seem to be located east of Centre City Parkway.	Yes
31-Jan	Fast-Food	There is an oversaturation of fast food businesses. Need to be healthy and live/well city.	Yes
31-Jan	Fast-Food	We need to control the volume. Know the number of existing businesses and limit the rest.	Yes
31-Jan	Fast-Food	Cap chain fast food establishments. Although it might be difficult, but would like to remove the bad chains and encourage the good ones.	No
31-Jan	Fast-Food	We need restaurants and diversity.	Yes
31-Jan	Fast-Food	Abatement period end we can reduce the use.	No. The effort does not address amortizing non-conforming uses
31-Jan	Fast-Food	Spread out fast food.	Yes
31-Jan	Fast-Food	If we can't cap then it would be good to have a separation requirement.	Yes
31-Jan	Fast-Food	Encourage local entrepreneurs.	N/A with proposed approach
31-Jan	Fast-Food	Lane requirements are problematic.	Yes
31-Jan	Fast-Food	In-n-Out blocks hotel access.	Yes
31-Jan	Fast-Food	Want more regulation with efficiency in design.	Yes
11-Feb	Laundromats	The problem with some uses is that there is no on-site staff. Need attendants in order to have a safe space.	Yes

ATTACHMENT 5

ATTACHMENT 5

EARLY ACTION HOUSING ELEMENT ACTION IMPLEMENTATION ITEMS

California's Housing Element law acknowledges that, in order for the private market to adequately address housing needs and demand, local cities and counties must adopt plans that provide opportunities for housing development. As a result, housing policy in the state rests largely on the effective implementation of local general plans and, in particular, local housing elements.

The City of Escondido must prepare an updated Housing Element for the 2021-2028 cycle. An effective Housing Element provides the necessary conditions for developing and preserving an adequate supply of housing, including housing affordable to seniors, families, and workers. As part of the Housing Element, the City must determine whether local, regulatory standards pose an actual constraint to housing development and must demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing goals.

Each city and county must identify specific programs in its Housing Element that will allow it to achieve the stated goals and objectives. Furthermore, the State Department of Housing and Community Development annual reviews and monitors the progress of Housing Element implementation to ensure specific action steps are being taken to reach certain goals and objectives. Although it is anticipated that the updated Housing Element won't be due until the start of year 2021, City staff has already identified some early action items for Housing Element implementation in 2019 and 2020. The advantage of early implementation of these items (i.e. over the next year) is that they will collectively help facilitate more housing production and support their implementation will also help the State's review of the City's updated Housing Element for compliance.

- Consider a transfer development rights (TDR) and unit-banking (UB) program in the downtown area to ensure the full, future build-out of the downtown at the densities envisioned as part of the 2012 General Plan. This will be critical component of the Housing Element update to optimize residential land inventory calculations and yield assumptions to meet RHNA objectives.
- Remove constraints to housing development, such as ground floor retail requirements in the downtown area. Although key corridors and nodes should continue to feature ground level retail activity, applying the restriction throughout the Downtown Specific Plan unduly constrains development opportunities.
- Assign minimum density standards for the downtown and other key residential zones to ensure that new development accommodates future housing needs, stabilizes neighborhood development, and promotes smart growth objectives to focus growth near infrastructure. This will be critical component of the Housing Element update to demonstrate SB 166 compliance ("No Net Loss" law), as well as objectives and to promote environmental sustainability.



FUTURE CITY COUNCIL AGENDA ITEMS

Updated March 13, 2019

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

March 27, 2019
4:30 p.m. (Mitchell Room)

Library Board of Trustees Vacancy Interviews

April 3, 2019
4:30 p.m.

PROCLAMATIONS

Adult Education Week: April 8-12, 2019

CONSENT CALENDAR

Resolution Authorizing Submission of Financing Application for Lindley Reservoir Replacement Project
(C. McKinney)

Lindley Reservoir is at the end of its useful life and must be replaced. The two major elements of the Lindley Reservoir Replacement Project are: 1) demolition and removal of the existing 2.0-million gallon (MG), above ground, steel water tank, and 2) construction of two 1.5-MG, partially buried concrete water tanks and related valves, pipelines, etc. Two reservoir tanks will provide a more reliable and efficient water storage and distribution system by having one tank remain in service while the other is maintained.

PUBLIC HEARINGS

CURRENT BUSINESS

North County Transit District Bus Stop Memorandum of Understanding
(J. Procopio and J. Goulart)

In 2004, a Memorandum of Understanding (MOU) between the City and North County Transit District (NCTD) was approved by the City Council to allow the City to maintain certain bus stops and for NCTD to reimburse 50 percent of the City's costs. While this partnership has been beneficial, certain changes are recommended to ensure the most efficient and effective maintenance of bus stop facilities. Staff requests approval of an updated MOU for bus stop repair and maintenance.

Design Build Agreement and Budget Adjustment for the Membrane Filtration Reverse Osmosis (MFRO) Facility Project
(C. McKinney)

The Design Build Agreement with Filanc+BC Joint Venture provides for design and pre-construction services for the Recycled Water MFRO Facility, to be located at 901 West Washington Avenue. This project consists of a membrane filtration reverse osmosis facility with a production capacity of 2.0 million gallons per day.

FUTURE AGENDA ITEMS

Weekly Activity Report



March 14, 2019

Escondido Named One of the Hottest Neighborhoods in San Diego!

Visit San Diego recently featured Escondido as one of San Diego's hottest neighborhoods. From the article, "Just a stone's throw from everywhere in coastal San Diego, Escondido is a nature lover's dream. But it doesn't end there. This hilly city— "hidden," as its name means in Spanish—is waiting to reveal a world of arts, delicious eats, and one of the crown jewels of San Diego's craft beer scene." Read the more [here](#).

San Diego's Hottest Neighborhoods: Escondido

Posted on March 6, 2019 by San Diego Magazine



Council Holds Action Plan Workshop

The Escondido City Council and the City staff leadership team met in the Mitchell Room at City Hall on Wednesday to discuss the next Council Action Plan in a workshop format. The final plan will be available on the City's website in a few weeks once completed and approved.



Escondido in the News

From *The San Diego Union-Tribune* "With the removal last year of dozens of view-blocking eucalyptus trees along the medians of Grand Avenue in Escondido's historic downtown area, a view of Bottle Peak was revealed for the first time in decades." Read more here:

<http://www.sandiegouniontribune.com/communities/north-county/sd-no-grand-avenue-bottle-peak-20190228-story.html>

A wonderful mention of one of Escondido's newest wineries, Cheval Winery, appeared in the LA Times this week. Read more here:

<https://www.latimes.com/travel/la-tr-san-diego-new-craft-beer-and-wine-20190227-story.html>

Small Business Growth Expected Along the 78 Corridor

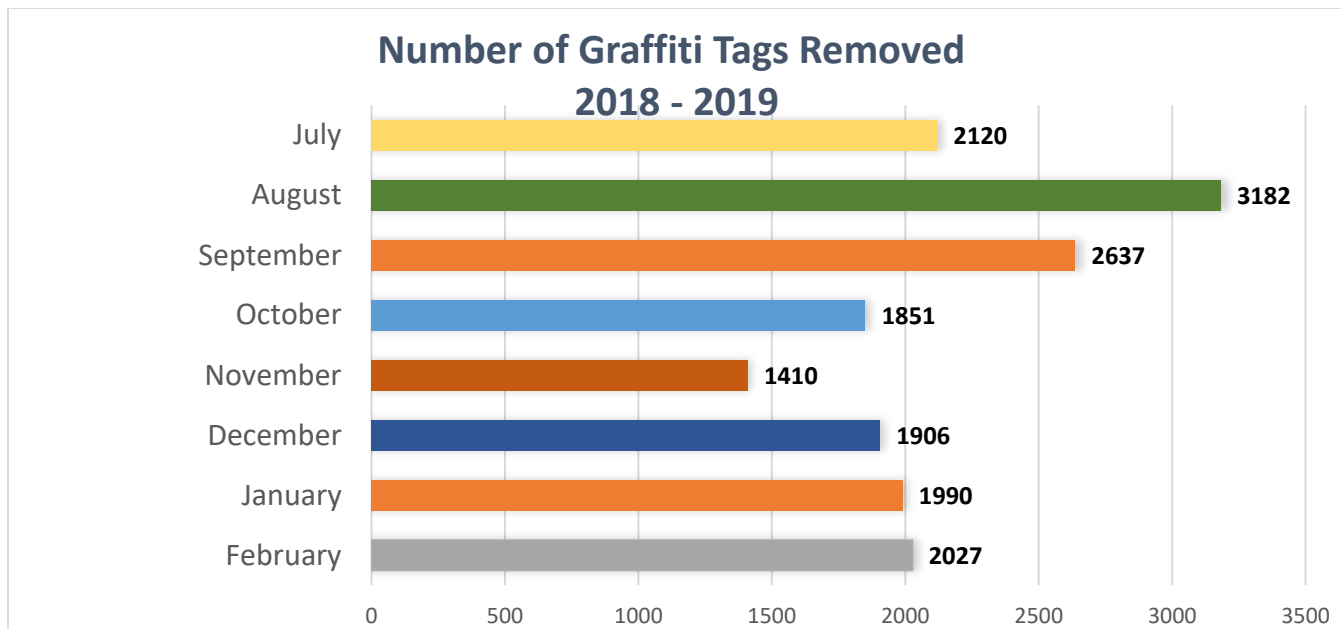
More than 80% of small businesses along the 78 expect to grow financially over the next two years according to a study released last week by the San Diego Regional Economic Development Corporation and Innovate78. Read more by clicking the links below.

<http://www.innovate78.com/connect/blog/study-85-percent-small-businesses-along-san-diego%E2%80%99s-78-corridor-anticipate-financial-gr>

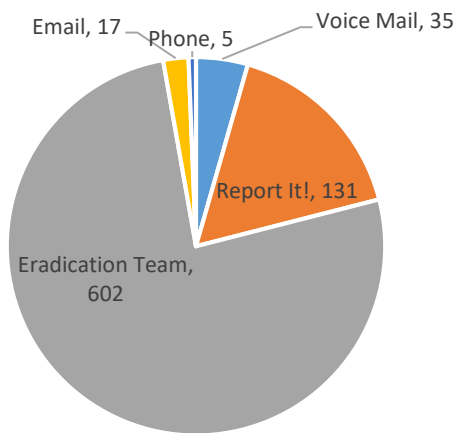
<https://fox5sandiego.com/2019/03/12/north-county-small-businesses-expect-growth-to-continue-in-next-two-years/>

BY THE NUMBERS

Public Works

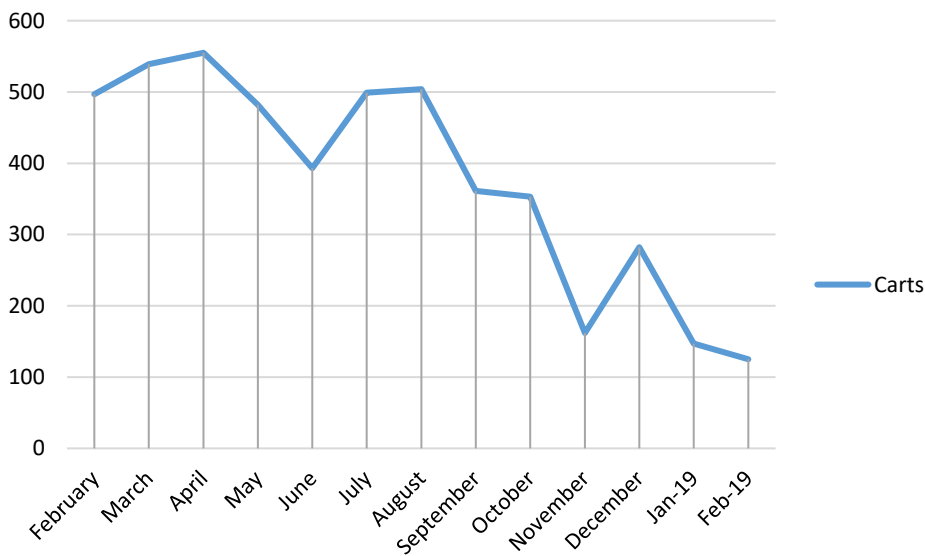


How Graffiti Was Reported - February 2019



■ Voice Mail ■ Report It! ■ Eradication Team ■ Email ■ Phone

NUMBER OF SHOPPING CARTS REMOVED



Code Enforcement

230 Total Active Cases

41 New Cases

33 Cases Closed

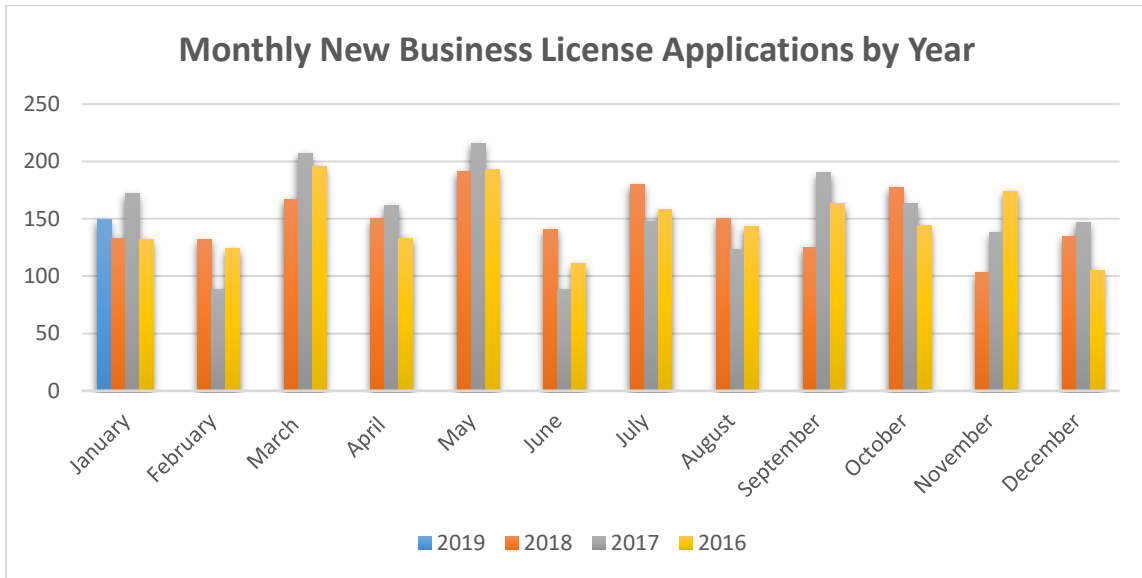
33 Voluntary Compliance

9 Notices Issued

1 Citations Issued

Total Code Cases (Year To Date)	431
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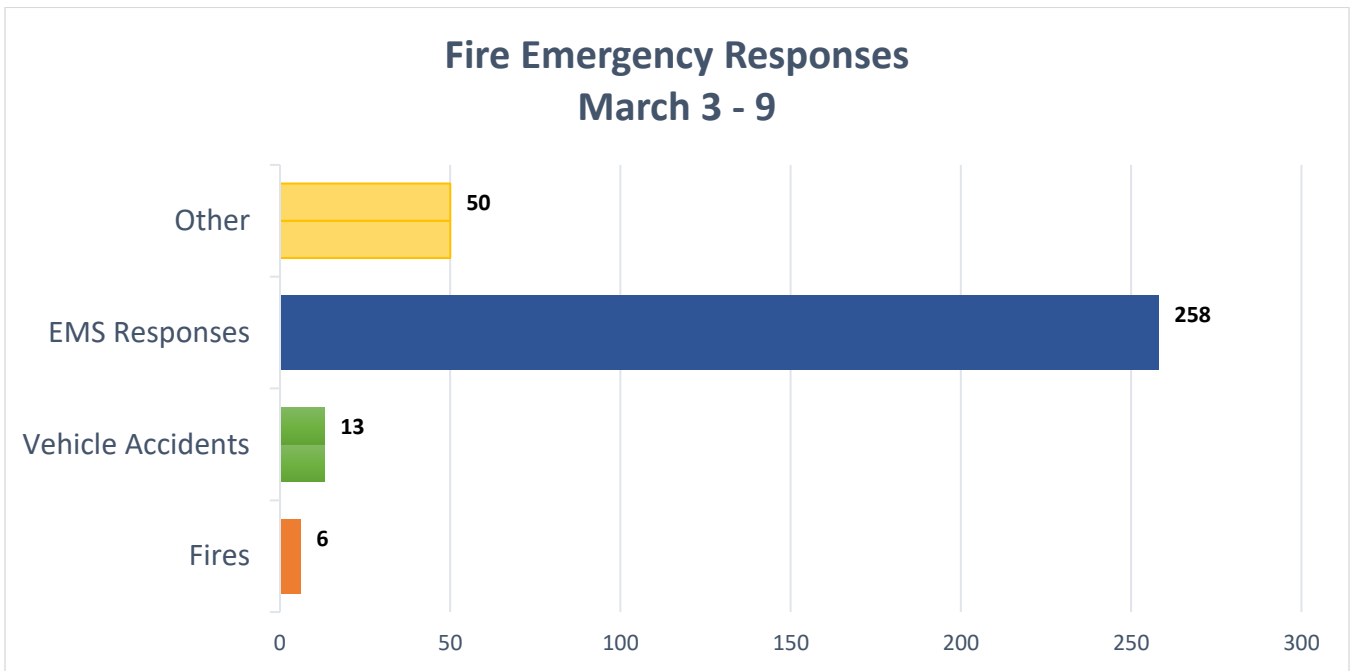
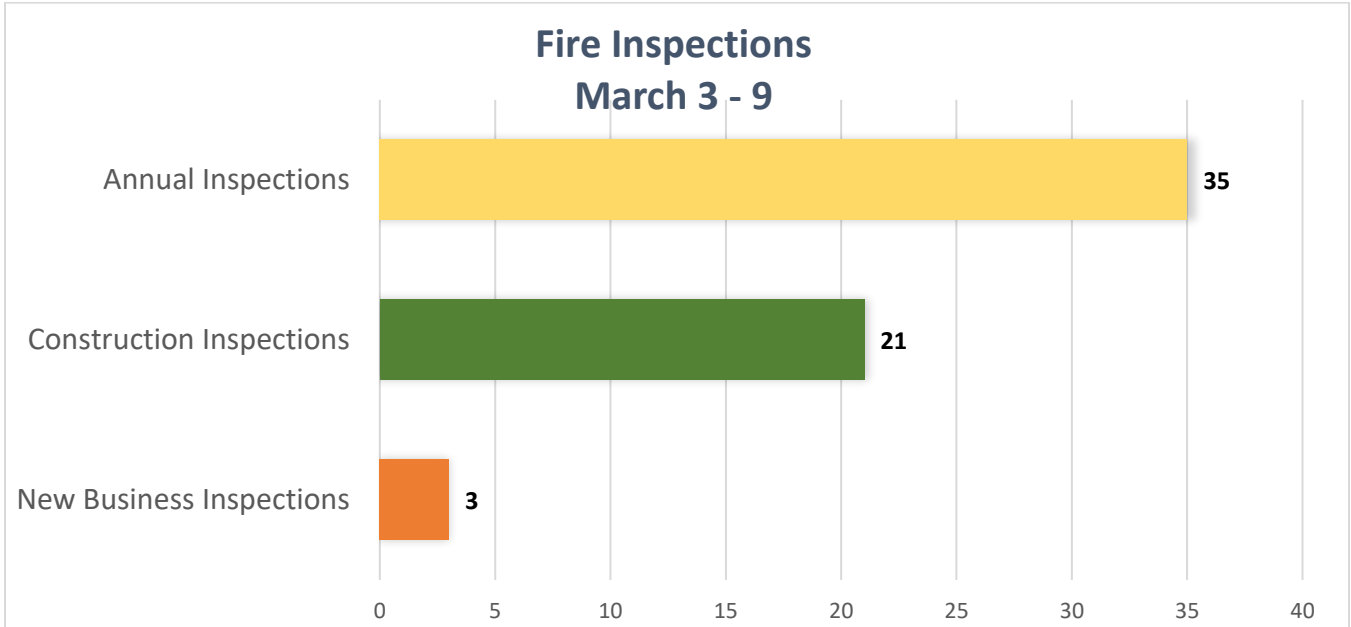
Business Licenses



Graffiti Restitution

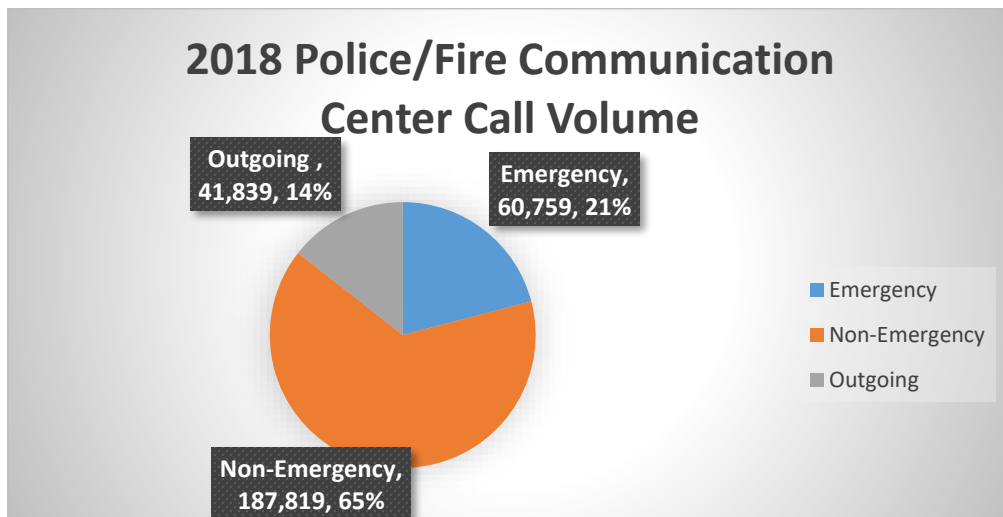
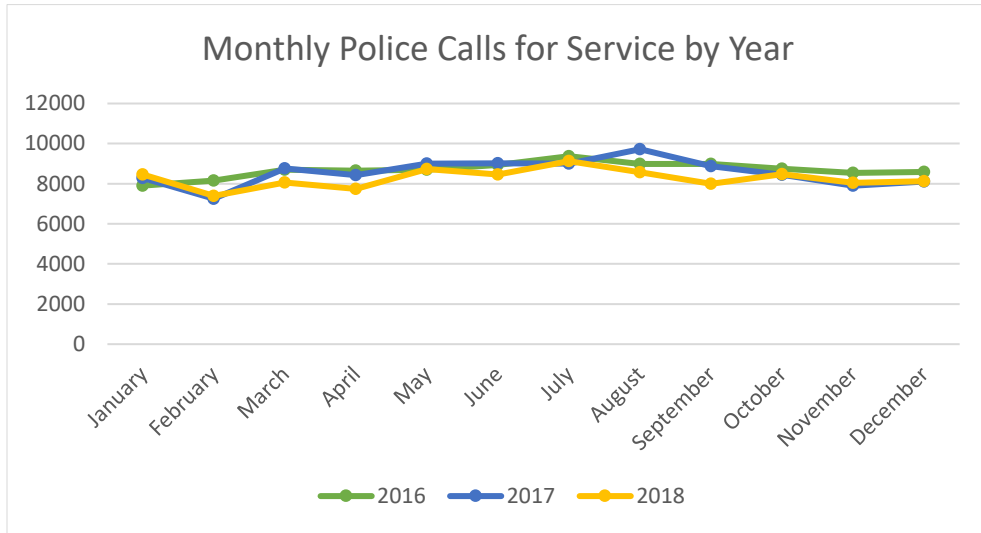
Collected This Week	Collected Year to Date
\$0	\$1092.88

Fire

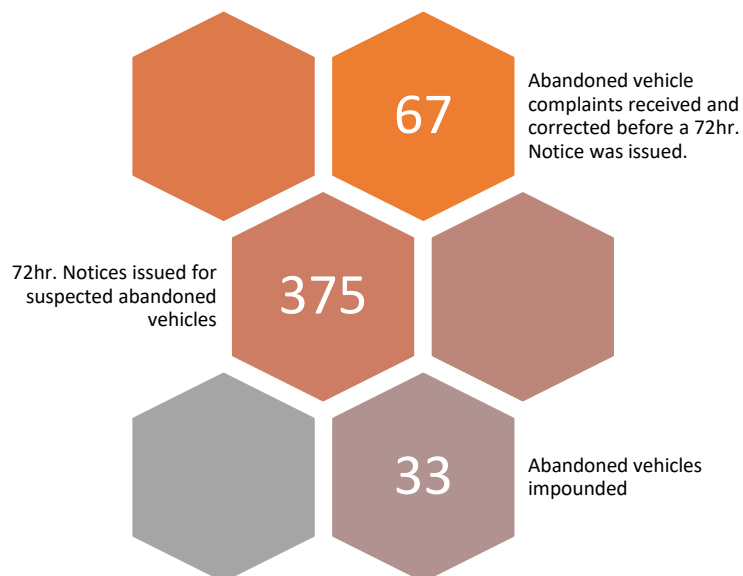


Total Emergency Responses (Year To Date)	3,275
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Police

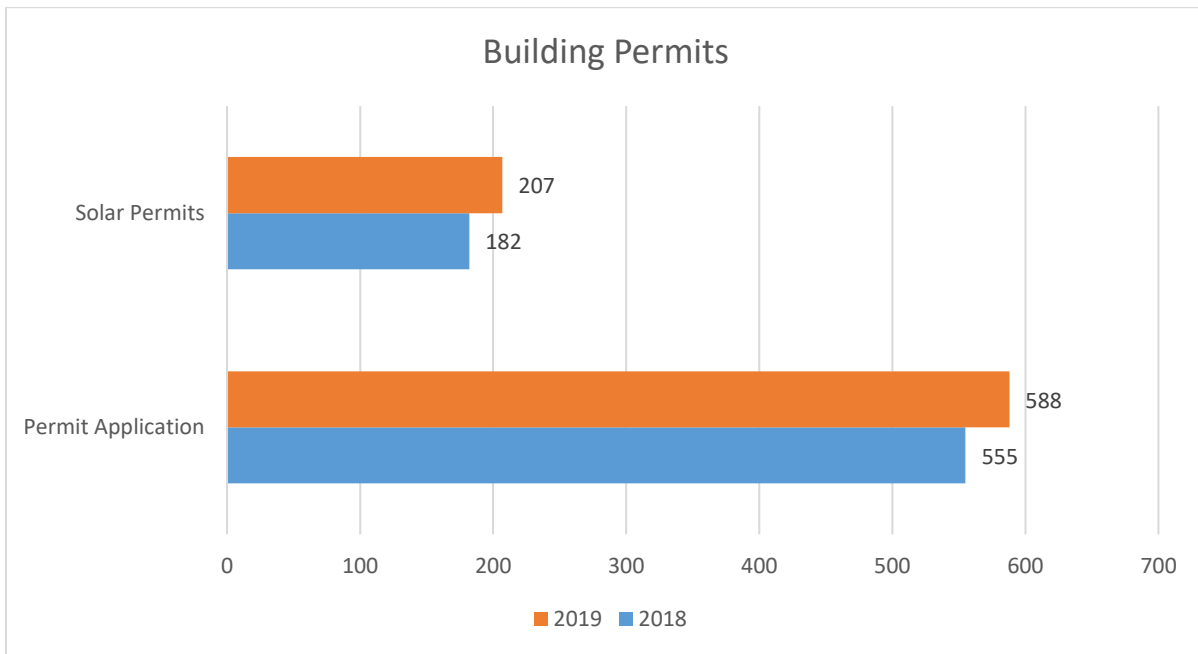
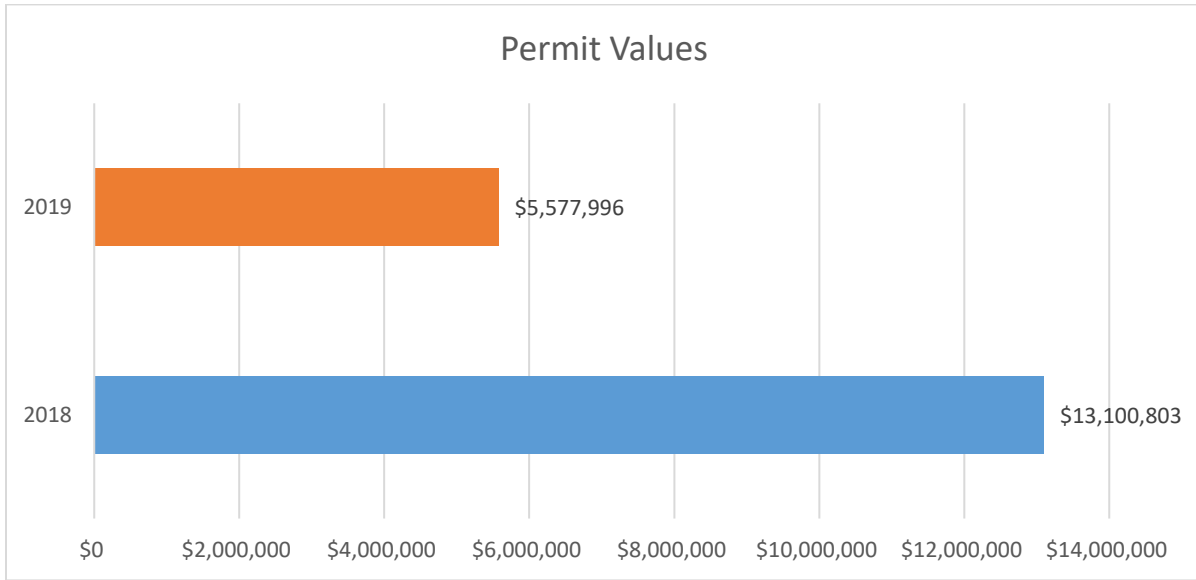


February Abandoned Vehicle Data



Building Division:

**Data reflects activity through March 8 of each year.*



POLICE DEPARTMENT

Incidents

Traffic Division Investigates Fatal Collision

On March 3, 2019, at about 9:35 a.m., a 41 year- old female Escondido resident was driving a 2003 Mercedes sedan westbound on Valley Parkway toward Quince Street. Meanwhile, a 54-year-old male Escondido resident is driving a 1996 Toyota Tacoma pickup southbound on Quince Street toward Valley Parkway. Both parties entered the intersection and a collision occurred. The force of the collision caused the Tacoma to roll multiple times and the driver was partially ejected from the vehicle due to not wearing a seatbelt. The Tacoma rolled on top of the

driver and pinned him between the roadway and the sidewalk. Multiple witnesses and an Escondido police officer lifted that Tacoma off of the driver. The driver of the Tacoma was transported to Palomar Medical Center and later died from his injuries. Alcohol is not a contributing factor.



Armed Man Arrested After Foot Chase

On February 24, 2019 at around 9:00 p.m., officers were dispatched to the area of Washington Ave. and Beechwood St. regarding a male seen running with a gun in his hand. The first officer to arrive sees the male, who is still armed, and immediately runs from the officer. During the ensuing foot pursuit, the male threw the handgun over a wall. The male was stopped by officers and the handgun was recovered. Gerardo Sambrano (27-year-old resident of Escondido) was arrested on several weapons and parole violation related charges.

COPPS Unit Extra Patrol Leads to Narcotics Arrest

On March 5, 2019, an officer assigned to the COPPS unit conducted extra patrol at Crazy Charlie's Carwash, located in the 1300 block of Las Villas Way, and observed six people loitering in the carwash stall. During a search of one of the adult subjects, the officer located 2.3 grams of methamphetamine. The person was arrested and charged with possession of a controlled substance.

Additional Extra Patrols Result in Second Narcotics Arrest

On March 7, 2019, an officer working a COPPS unit detail contacted three people in the 100 block of W. El Norte Pkwy for blocking the sidewalk. The officer conducted a search of one of the people and located over 6 grams of methamphetamine, a scale, individually packaged smaller amounts of methamphetamine, empty unused baggies and cash. The adult subject was arrested and charged with possession of a controlled substance for sales. During an interview, the person admitted to selling drugs at Crazy Charlie's Carwash and other locations in the area of El Norte Pkwy. and Centre City Pkwy.

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.

- 3 arrest

- 32 citations
- 45 extra patrols

GRANT APPLICATIONS:

- None

FIRE DEPARTMENT

News

Escondido Fire Department personnel participated in the Annual Burn Institute Firefighter Boot Drive the morning of Wednesday, March 6, 2019. Several Fire Department employees volunteered their time at the intersections of Highway 78/Broadway and I-15/Via Rancho Pkwy from 6 a.m. to 9:30 a.m. The generous donations from commuters in Escondido totaled \$5,947! All donations will benefit the Burn Institute, including their “Camp Beyond the Scars” program. (<https://www.burninstitute.org/camp-beyond-the-scars>)



COMMUNITY DEVELOPMENT

Major Projects Update

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

Commercial / Office:

1. Escondido Research and Technology Center (ERTC) – West (Developer: James McCann) 2181 Citracado Parkway – A plan for a new two-story, 57,000 SF, 52-bed Palomar Rehabilitation Institute was submitted as a Plot Plan on July 31, 2017. The Plot Plan approval letter was issued on February 7, 2018. The grading permit is ready to be issued once Planning confirms 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, 2018. Fire and Esgil have approved the plans. Planning has a hold on the permit until the parking issues below are resolved.

A Specific Plan Amendment (SPA) will be required to move the temporary parking lot on the medical building site (above) to another location within ERTC. The SPA application was submitted on November 13, 2018, and proposes the construction of a new temporary parking lot at the southern end of the ERTC development on Lots 10-15 and a permanent parking lot on Lot 1. Fire is requesting paving for all driveways in the proposed temporary parking lot. A comment letter regarding parking counts and storm water requirements was sent to the applicant in mid-December. The applicant provided a draft MOU document on January 4, 2019 (intended to be signed by applicant, PPH and City) explaining the phasing and proposed parking improvements. Revised parking lot plans for both the permanent and temporary lots were received on January 8, 2019. Planning met with the applicant on January 30, 2019, to discuss the plans and management of the proposed temporary parking lot. The plot plan and grading exemption for Lot 1 has been scheduled for a Zoning Administrator meeting on March 14, 2019.

3. Toyota of Escondido Certified Used Car Facility (Developer: Stephen Myers, Toyota of Escondido) 990 N. Broadway – A Plot Plan to assemble five commercial lots including a vacant used car business into an automotive sales and service facility for Toyota. The proposal includes the demolition of a vacant residence and a small expansion of an existing service building. The project application was submitted on January 7, 2019. Planning staff conducted staff-level design review on January 31, 2019. Comments from Planning, Engineering, Utilities, Fire and Traffic were sent to the applicant on February 5, 2019. Planning met with the applicant on February 28, 2019, to discuss proposed revisions to the plans. A revised Plot plan was resubmitted March 4, 2019.

Industrial

1. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) 2319 Cranston Dr. – Updated building plans were resubmitted into plan check on July 24, 2018. Esgil and Fire have approved the plans. Planning provided comments on the building plans on September 19, 2018. The final map was approved by City Council on September 19, 2018, 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. Planning met with the project architect on January 29, 2019, to go over the requested revisions.
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, 2018. All departments have completed their initial review and comments were sent to the applicant on September 17, 2018. 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, 2018. A meeting with the applicant to review the various departmental comments occurred on October 29, 2018. Another round of comments related to the proposed specific

plan have also been provided. The developer recently indicated a revised submittal including the remaining environmental documents will likely be ready in about a week.

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, 2018. A Request for Qualifications to solicit a Design/Build firm was released the first week of September 2018. On January 16, 2019, the City Council expressed continued support for the MFRO, but directed staff to investigate moving the facility to another location. Utilities staff are investigating the feasibility of moving the MFRO to city property located at 901 W. Washington Avenue. An on-site meeting with the selected design-build and environmental contractors occurred on January 28, 2019. Preliminary geotechnical and survey work is underway. Helix Environmental Planning will be preparing the draft environmental documents. The AB 52 consultation letter will be sent to interested tribes next week. A Design Build Agreement has tentatively been scheduled for City Council consideration on April 3, 2019. The proposed Design Build Agreement with Filanc+BC Joint Venture provides for design and pre-construction services.
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, 2018 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, 2018.

Institutional

1. Escondido Assisted Living (Developer: Tigg Mitchell, Mitchell Group) 1802 N. Centre City Parkway – This CUP application for a 71,300 SF three-story, assisted living and memory care facility with 90 total units was submitted on October 31, 2017. The City Council authorized review of a General Plan Amendment request on March 21, 2018, which was necessary to review the request to allow a third floor for the building. A neighborhood meeting to discuss the project with interested residents was held on January 30, 2019. Public review of the draft Mitigated Negative Declaration (MND) closed on February 11, 2019, and no public comments were received. The Planning Commission provided a recommendation on the project on March 12, 2019. A City Council hearing has tentatively been scheduled for April 10, 2019.

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, 2018. Generally, the amount of grading and the area of disturbance has decreased, while the overall number of 550 residential lots has remained the same. Engineering met with the project engineer and applicant on January 31, 2019, to discuss their comments on the revised tentative map. The revised tentative map and exhibits have been posted on-line at the link above. The applicant met with Traffic Engineering during the week of February 25th to discuss off-site mitigation. The applicant also met with staff and the biological consultant on March 11, 2019.

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. 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. Another set of revised plans were submitted the week of November 26, 2018. Planning, Engineering and Utilities comments on the revised plans were issued on February 25, 2019.
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, 2018. 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, 2018 and revised on September 4, 2018. Landscape plans were submitted on June 5, 2018, and a second submittal was received on October 2, 2018. The applicant submitted the final map and other improvement plans on July 9, 2018. Additional comments on the improvement plans, utility location plans, storm drain plans and all technical studies were provided by Engineering on September 11, 2018. Country Club Lane street improvement plans were submitted for first plan check on October 9, 2018, and Engineering comments were provided on November 21, 2018. A tree removal permit to remove trees on the former golf course property was issued by Planning on December 19, 2018. Fourth plan check for the Village 1 rough grading, improvement plans and landscape plans were submitted January 18, 2019, and Engineering comments are expected to be issued this week. Third plan check for final map and improvement plans for Village 3 submitted. Engineering comments were returned on March 12, 2019.

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

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

5. North Avenue Estates (Developer: Casey Johnson) 34 lots at North Ave./Conway Dr. –The City Council approved the project on January 10, 2018. LAFCO approved the annexation application on October 1, 2018, and the annexation has recorded. The new homebuilder, Taylor Morrison Homes submitted a Precise Development Plan to Planning on December 14, 2018. Grading plans, final map and improvement plans were submitted for review on December 7, 2018. Engineering comments were returned on January 18, 2019 and additional

comments were sent on January 25, 2019. Engineering met with the applicant's engineer on January 31, 2019 to discuss drainage issues. The Certified Tentative Map was submitted for substantial conformance review on February 7, 2019. Planning and Engineering comments on the Certified TM were issued on February 25, 2019. A revised Certified TM was submitted on February 27, 2019. A revised Precise Development Plan was submitted on March 14, 2019.

6. Aspire (106 condo units on Municipal Lot 1) (Developer: Addison Garza, Touchstone Communities) – The proposal consists of a six-story mixed-use development across from City Hall on Parking Lot 1. The project was initially submitted for entitlement processing on June 23, 2017. Subsequent meetings with the applicant and staff have been on-going, and the most recent resubmittal of the project plans was received on May 10, 2018. Fire is awaiting confirmation that Maple Street will support the weight of their apparatus. A Traffic Impact Analysis has been provided and Planning is awaiting submittal of the rest of the environmental documentation for review. A meeting with the applicant occurred on September 12, 2018, 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, 2018. Concerns regarding parking have been expressed; and the applicant's parking consultant submitted a parking study on January 17, 2019.
7. The Ivy (95 condo units at 343 E. 2nd) (Developer: Addison Garza, Touchstone Communities) - The condo project was initially submitted for entitlement processing for a 95-unit development on June 23, 2017. On February 8, 2019, the applicant submitted a revised project under state and city density bonus law that increases the number of dwelling units in return for the provision of 11 Very Low Income housing units. The increased density (now 127 units) was accommodated by adding another story to the development resulting in a five-story residential building up to 63 feet in height. While the building footprint is nearly identical to the previous design, the proposal also adds 1,175 square feet of commercial space on the ground floor at the corner of Second Avenue/Ivy Street. Utilities and Fire comments on the revised development plan were issued on March 12, 2019.
8. Grand Avenue Apartments (Developer: Norm LaCaze, Escondido Venture 99, LLC) 15 apt. units at 1316 E. Grand Ave. – A planned development application proposing 15 multi-family units in one three-story building on a vacant 0.51-acre lot was submitted for entitlement processing on September 22, 2017. The Planning Commission voted 6-0 to recommend approval of the project on February 12, 2019. A City Council hearing is scheduled for March 20, 2019.
9. Quince Street Senior Housing (Developer: Matt Jumper, 220 Quince, L.P.) 145 apartment units at 220 N. Quince St. – The five-story affordable senior housing apartment project was submitted on November 21, 2017. Multiple meetings with the applicant have taken place since the project submittal to discuss project design issues. 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, 2018. Staff comments from Planning, Engineering, Utilities and Fire were returned to the applicant on December 27, 2018. A follow-up meeting with Planning occurred on January 15, 2019, and revised project plans were submitted on February 12, 2019. All department comments are expected to be issued next week.
10. Sager Ranch/Daley Ranch Resort Specific Plan (Developer: J. Whalen Associates, Inc., Sager Ranch Partners) 203 housing units and 225-room resort hotel on 1,783-acres, just north and

east of Daley Ranch – This proposed residential and resort hotel annexation and specific plan project was received on March 2, 2018. The project submittal has been deemed incomplete and a letter from staff requesting additional project related information was sent to the applicant on April 4, 2018. Requested information includes annexation exhibits, proposed general plan amendment text, a proposed Transfer of Development Rights Program, environmental initial study, and a fiscal impact analysis. Planning met with the applicant on May 17, 2018 to discuss items listed in the letter. A follow-up meeting to discuss engineering issues occurred on June 27, 2018. The applicant met with Escondido Fire and Valley Center Fire on August 1, 2018 to discuss fire protection issues. 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, 2018.

A project webpage containing draft documents and plans has been added to the Planning Division's website at the following link:

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

11. Nutmeg Condo General Plan Amendment (Developer: Jim Simmons, CCI) 137 townhome condo units on 7.7 acres on both sides of Nutmeg between I-15 and Centre City Parkway – This proposed multi-family residential development includes a GPA from Office to Urban III (up to 18 du/acre) as well as a specific alignment plan for Nutmeg and a vacation of approximately one acre of public right-of-way for use in the project. The project application was received on June 15, 2018. Initial comments from Planning, Fire, Engineering, Utilities and Traffic Engineering were provided to the applicant on July 13, 2018. A Notice of Preparation for the project EIR was sent out on August 29, 2018, and the comment period closed on October 1, 2018. A Scoping Meeting occurred on September 6, 2018. The applicant submitted revised plans and studies on October 16, 2018. Engineering, Utilities and Fire provided comments on the revised plans on November 13, 2018. Follow-up meetings with the applicant occurred on November 28, 2018 and February 6, 2019. Traffic Engineering provided comments on the Traffic Impact Analysis on December 10, 2019. Staff comments on the first screen check draft of the EIR were issued on January 14, 2019. The applicant team met with Engineering and resubmitted revised plans and the second screen check draft of the EIR on February 6, 2019. Partial comments on the second screen check EIR were issued on March 11, 2019, with the remaining comments expected next week.
12. 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 Zoning Administrator approved a modification to the Precise Development Plan to revise the architecture on October 25, 2018. Grading, drainage and storm water management plans were submitted for first plan check on July 25, 2018. Fire and Engineering issued comments on the rough grading plan on September 4, 2018. Second plan check submittals for rough grading and off-site improvements were received on October 23, 2018. Fence and wall plans were submitted the second week of December. The model homes were submitted into plan check the last week of October and still require a Precise Grading Plan to be submitted. Second plan check submittal for the final map and third submittal for the on-site improvements is expected to be received this week. On-site remediation of hazardous materials has been completed in three of the four identified areas and a clearance letter from DTSC will be required prior to issuance of a grading permit. Planning has approved the entry guardhouse and project identification signs. Third plan check

of final map submitted March 1, 2019. Planning is coordinating with the developer on vegetation removal. A fifth plan check of the rough grading plan (in PDF form) has been received and Engineering comments were issued on March 11, 2019. The bond and fee letter was issued a month ago.

13. Mercado 3-Story Mixed Use Building (Developer: Curtis Lively) 5 residences and 2 commercial suites on 0.14-acre at 510 W. 2nd 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, 2018. Staff review comments were provided to the applicant who then submitted revised plans. Additional Planning and Engineering comments were sent to the applicant on September 27, 2018, and a revised project submittal was received on December 11, 2018. Comments from Fire, Utilities and Planning on the revised plans were sent to the applicant on January 2, 2019. The applicant submitted revised plans including a reduction of commercial space to 1,750 square feet on February 20, 2019. Utilities has provided comments.
14. 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, 2018. The project is seeking a reduction in parking and open space standards. Initial multi-department comments were sent to the applicant on September 26, 2018. The applicant met with Fire, Engineering, Planning and Utilities staff on October 16, 2018 to discuss the staff comments. Engineering has agreed to accept a public utilities easement along Quince Street in lieu of a dedication of public right-of-way. This easement along with a revision to provide vehicular access from Second Avenue has been incorporated into revised project plans and was submitted with an updated Traffic Impact Analysis on March 13, 2019.
15. 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, 2018. A comment letter was issued on December 20, 2018. Comments included the need to evaluate the building construction type for fire purposes and consider the design standards in the South Centre City Specific Plan. Planning staff have had several follow-up conversations with the applicant team and are awaiting revised plans.
16. Palomar Heights (Developer: Ninia Hammond, Integral Communities) Demolition and redevelopment of the old Palomar Hospital site with 424 multi-family units in 33 buildings – A proposed Tentative Map, Planned Development, Specific Plan Amendment and EIR to redevelop the 13.8-acre former hospital site. Up to 5,500 square feet of recreation or commercial space could be included. The project application was submitted on December 24, 2018. The initial plan submittal was presented to the Board of the Downtown Business Association on January 9, 2019, the Economic Development Committee of the Chamber of Commerce on January 10, 2019 and the Old Escondido Neighborhood Group on February 20, 2019. Engineering and Planning comments on the initial project submittal were sent to the applicant on February 12, 2019. A contract for a developer-funded planning consultant to work on this project as an extension of Planning staff was approved by the City Council on February 13, 2019. Planning Engineering and Fire met with the applicant team on February 27, 2019 to go through proposed revisions to the site plan and building designs. Comments from that meeting were provided to applicant team on March 5, 2019.

17. Henry Ranch (Builder: Joe Martin, Trumark Homes) An approved development of 97 single-family residential homes on 74.35 acres at the eastern terminus of Lincoln Avenue – The Tract 920 development proposal was originally approved in 2007 and an extension of the associated Development Agreement was approved in 2016. Trumark Homes acquired the property in 2018 and intends to complete the subdivision. A revised substantial conformance plan for the Certified Tentative Map was submitted January 15, 2019 and approved the last week of January. Final Map, grading plans and improvement plans were submitted for initial review on February 12, 2019, with staff comments expected to be provided by March 25, 2019. A demolition permit for the former packinghouse structures was submitted on February 14, 2019. Planning and Engineering provided comments on the demo permit on February 20, 2019, including the need to lead based paint and asbestos clearance as well as an erosion control plan. Architectural plans were submitted for Design Review on February 15, 2019, and comments were issued on March 14, 2019.
18. Accessory Dwelling Units – Planning staff is currently working on two applications for accessory dwelling units. Four accessory dwelling units have been approved so far this year. 24 accessory dwelling units were approved in 2018. Three accessory dwelling units were approved in 2017.

Building Division:

1. The Building Division issued 70 permits (including 28 solar photovoltaic) with a total valuation of \$662,790.
2. Our building inspectors responded to 163 inspection requests. 172 customers visited the Building counter during the week.
3. The Building Division issued 70 permits (including 28 solar photovoltaic) with a total valuation of \$662,790.
4. Our building inspectors responded to 163 inspection requests. 172 customers visited the Building counter during the week.
5. *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 approved temporary gas and electric release on January 22, 2019.
6. *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. Final building inspection was conducted for building B on March 4, 2019, and the contractor is working on the corrections.
7. *No change from the previous.* The Emmanuel Faith Church at 639 E. 17th Ave. received final inspection corrections on November 14, 2018 and they are working on the inspection corrections.
8. *No change from the previous.* The Veterans Village project at 1540 S. Escondido Blvd. has received approval for Temporary Certificate of Occupancy for testing and employee set up.

9. The Latitude 2 apartment project at 650 Center City Pkwy has received Fire final approval and foundation for carports for Building 3, drywall at Building 6, final building approval for Buildings 2, 3 and 4.
10. *No change from the previous.* The new two story church sanctuary building at 1864 N. Broadway has received rough framing approval.
11. The Citron multifamily project at 2516 S. Escondido Blvd. has received exterior lath approval for Building 8 and building final for Buildings 5, 9 and 10.
12. The new 105 room hotel at 200 La Terraza is requesting building final inspections which may take several weeks to complete.
13. *No change from the previous.* The four-story, 102,774 sf storage building at 222 W. Mission Ave. has received inspection approval from Fire for the fire alarm system.
14. *No change from the previous.* The new five-story storage building at 852 Metcalf St. has received slab approval in the southwest area of the building.
15. *No change from the previous.* 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. Wood framing is currently underway
16. *No change from the previous.* The new apartments at 917 W. Lincoln Ave has received inspection approval for roof sheathing. The project has 3 buildings and 9 total units.

ENGINEERING DEPARTMENT

Capital Improvements

1. 2018 Street Rehabilitation and Maintenance Project – This year's program will focus in residential areas south of Felicita and east of I 15 with major work on Citricado Parkway, Escondido Boulevard, Del Lago Boulevard, Centre City Parkway, Felicita Road, and Bear Valley Parkway. The replacement of concrete curb, gutter, and sidewalk is continuing along Bear Valley Parkway between Beethoven Road and Canyon Road neighborhoods. Asphalt repairs are underway along Sonata Neighborhood this week. For more information on the City's Street Maintenance Program including a comprehensive list of streets to be treated follow the link <https://www.escondido.org/city-of-escondido-street-maintenance-program.aspx>.
2. Valley Parkway/Valley Center Road Widening Project: Calendar Day 409 – The project is substantially complete as of March 6. This will halt the calendar day count at 409 days. The project will now proceed towards close out with development of a punch list. Some minor construction activity will be observed over the coming weeks.
3. Transit Center Pedestrian Bridge Project – Transit Center Pedestrian Bridge and Spruce Street Channel Improvement Project bid opening was held January 24. The preconstruction

meeting will be scheduled upon receiving a signed contract. Safety training for City staff working within North County Transit District right-of-way is set for next week.

4. Missing Link Project – Delivery and installation of the traffic signal poles for the Woodward Avenue/Broadway intersection is scheduled for this Thursday. The signal is set to be energized on March 19. Shipping of the pedestrian traffic signal poles is still scheduled for May 3.
5. HSIP Traffic Signal Project – *No changes from that reported last week*: The project will provide new traffic signals at Valley Parkway/Date Street and El Norte Parkway/Fig Street intersections. The project is funded by the Highway Safety Improvements Projects. The Notice to Proceed has been issued and the traffic signal poles have been ordered. The construction of the surface improvements will begin on May 6. All submittals have been reviewed and approved.
6. Tulip Street Improvements Phase IV – The construction of the project began on Monday March 11th with the clearing of vegetation. The project has 70 working days for completion.
7. Multi Neighborhood Street Light L.E.D. Retrofit Project – *No changes from that reported last week*: The project will upgrade 644 existing high pressure sodium lights with energy efficient L.E.D. fixtures. The project boundaries are Lincoln Avenue to the north, 13th Avenue to the south, Ash Street to the east, and Upas Street to the west. The winning bid came in below the engineer's estimate which will allow for the installation of an additional 100 lights. The project preconstruction meeting was held on Thursday, February 21. The new light fixtures have an anticipated delivery date of April 17. The work to install will commence immediately after delivery.
8. Storm Drain Pipe Lining and Rehabilitation Project Phase 1 – The project consists of 14 work zones and 3 Bid Alternate locations for the videoing, grouting, repairing, and lining of existing corrugated metal pipes (CMP) within the City's inventory. The project bid opening was January 10, 2019. Four Engineering contractors supplied bids. The apparent low bidder was Sancon Engineering Inc. with a bid of \$841,310.00. The Engineers estimate for the project was \$746,734.00. The preconstruction meeting scheduled for Tuesday, March 12 has been cancelled and will be rescheduled.

Private Development

1. Centre City Shopping Center – *No changes to from that reported last week*: The project has been walked and a punch list has been provided. The traffic signal contractor has completed all punch list items identified. The project is located at 425 West Mission Avenue.
2. Tract 932 - Canyon Grove Shea Homes Community – *No changes from that reported last week*: Engineering will be finagling additional houses this week. Of the 179 home lots developed since the start of construction on February 11, 2016, only 30 remain unoccupied.
3. Latitude II Condominiums by a Lyon Homes Partnership: Washington Avenue at Centre City Parkway – The release of two additional buildings for occupancy was issued this week.
4. Tract 934 – *No changes from that reported last week*: Is a 5 lot subdivision located at 1207 Gamble Street. The construction of the underground utilities is idled this week.

5. Veterans Village – The construction of the onsite concrete improvements is complete. The project will be walked to develop a punch list before final approval of the project.
6. 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.
7. Escondido Self Storage - *No changes from that reported last week*: The grading of the project is idled. Offsite utility construction has begun along Brotherton Road. The project is located at the southwest corner of Brotherton Road and Cranston Drive.
8. Citron Development - *No changes from that reported last week*: The contractor is raising to grade the manholes along Cranston Drive, between Las Palmas Avenue and Citracado Parkway.
9. ATT Facility Tank Relocation – Excavation for the new fuel cell has begun along 2nd Avenue. The existing fuel cell is located in parking Lot 4. This unit will be removed at the completion of the new fuel cell installation.

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