



NOTICE

**THE MEETING SCHEDULED FOR
WEDNESDAY, OCTOBER 25, 2017
AT 3:30 P.M. (CLOSED SESSION) HAS
BEEN CANCELLED.**

**THE REGULAR COUNCIL MEETING
WILL BEGIN AT 4:30 P.M.**



OCTOBER 25, 2017

CITY COUNCIL CHAMBERS

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

201 N. Broadway, Escondido, CA 92025

MAYOR

Sam Abed

DEPUTY MAYOR

John Masson

COUNCIL MEMBERS

Olga Diaz

Ed Gallo

Michael Morasco

CITY MANAGER

Jeffrey Epp

CITY CLERK

Diane Halverson

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

**October 25, 2017
3:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

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

ORAL COMMUNICATIONS

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

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido Firefighter's Association
 - b. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Non-Sworn Police Bargaining Unit
 - c. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido Police Officers' Association
 - d. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido City Employee Association:
Administrative/Clerical/Engineering Bargaining Unit
 - e. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido City Employee Association: Supervisory
Bargaining Unit

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

- a. **Property:** 480 N. Spruce Street, APN 232-091-28 (Wickline Bedding)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Prospective Purchasers
Under Negotiation: Price and Terms of Agreement
- b. **Property:** 455 N. Quince Street, APN 232-091-27
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Prospective Purchasers
Under Negotiation: Price and Terms of Agreement
- c. **Property:** 525 N. Quince Street, APN 232-091-06
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Prospective Purchasers
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT



Council Meeting Agenda

**October 25, 2017
4:30 P.M. Meeting**

**Escondido City Council
Mobilehome Rent Review Board**

CALL TO ORDER

MOMENT OF REFLECTION:

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

FLAG SALUTE

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

PRESENTATIONS: San Diego Gas & Electric Update

ORAL COMMUNICATIONS

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

CONSENT CALENDAR

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

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: Regular Meeting of October 11, 2017**

4. **BID AWARD FOR THE PURCHASE OF 2018 FORD INTERCEPTOR UTILITY VEHICLES -**

Request the City Council accept the lowest responsive bid and approve the bid award for the purchase of nineteen 2018 Ford Interceptor Utility Vehicles to North County Ford in the amount of \$541,228.43. This bid amount includes sales tax, documentation, and California State Tire Recycling fees; approve authorizing the Deputy City Manager/Administrative Services to execute a contract with North County Ford for the purchase of nineteen 2018 Ford Interceptor Utility Vehicles in the amount \$541,228.343; and approve authorizing the Deputy City Manager/Administrative Services to dispose of surplus vehicles that are being replaced by this purchase via auction with a City contracted auction company.

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

RESOLUTION NO. 2017-135

5. **APPROVAL OF CALPERS INDUSTRIAL DISABILITY FOR POLICE OFFICER SCOTT GUDEHUS**

Request the City Council approve the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Police Officer Scott Gudehus.

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

RESOLUTION NO. 2017-136

6. **APPROVAL OF CALPERS INDUSTRIAL DISABILITY FOR FIRE ENGINEER JOHN GRIMM -**

Request the City Council approve the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Fire Engineer John Grimm.

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

RESOLUTION NO. 2017-137

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

7. **SHORT-FORM RENT REVIEW BOARD HEARING FOR TOWN & COUNTRY CLUB PARK -**

Request the City Council consider the short-form rent increase application submitted by Town & Country Club Park, and if approved, grant an increase of seventy-five percent of the change in the Consumer Price Index, or 3.339 percent (an average of \$14.30) for the period of December 31, 2014 to December 31, 2016.

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

RRB RESOLUTION NO. 2017-04

CURRENT BUSINESS

8. **PROGRAM YEAR 2016 HOUSING-RELATED PARK PROGRAM GRANT FUND BUDGET ADJUSTMENT -**

Request the City Council approve a budget adjustment for the park improvement projects in conjunction with the award of new Program Year 2016 Housing-Related Parks program grant funds.

Staff Recommendation: **Approval (Community Development/Housing Division: Karen Youel)**

FUTURE AGENDA

9. **FUTURE AGENDA -**

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

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

COUNCIL MEMBERS' SUBCOMMITTEE REPORTS

CITY MANAGER'S WEEKLY ACTIVITY REPORT

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

- **WEEKLY ACTIVITY REPORT -**

ORAL COMMUNICATIONS

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

ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
November 1	Wednesday	3:30 & 4:30 PM	Regular Meeting	Council Chambers
November 8	-	-	No Meeting	-
November 15	Wednesday	3:30 & 4:30 PM	Regular Meeting	Council Chambers
November 22	-	-	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.



Agenda Item No.: 1
Date: October 25, 2017

A F F I D A V I T S

O F

I T E M

P O S T I N G



Agenda Item No.: 2
Date: October 25, 2017

APPROVAL

OF

WARRANT REGISTER

CITY OF ESCONDIDO
October 11, 2017
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 LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido Firefighters' Association
 - b. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
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Employee Organization: Escondido City Employee Association:
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 - e. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido City Employee Association: Supervisory
Bargaining Unit
- II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))**
- a. **Case Name:** Quintero v. City of Escondido
Case No: 15-CV-2638-BTM(BLM)

ADJOURNMENT

CITY OF ESCONDIDO
October 11, 2017
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 4:31 p.m. on Wednesday, October 11, 2017 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

FLAG SALUTE

Councilmember Morasco led the flag salute.

ATTENDANCE:

The following members were present: Councilmember Ed Gallo, Deputy Mayor John Masson, Councilmember Michael Morasco, and Mayor Sam Abed. Absent: Councilmember Olga Diaz. 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; Diane Halverson, City Clerk; and Jennifer Ekblad, Deputy City Clerk.

PROCLAMATIONS

Al Dobynes, Fire Marshal, received the proclamation for National Fire Prevention Month - October 2017.

PRESENTATIONS

Dr. Luis Ibarra, Superintendent of Schools, and Michael Taylor, Assistant Superintendent, Business Services, presented regarding the Escondido Union School District Bond.

ORAL COMMUNICATIONS

Bill Westlake, Escondido, spoke in favor of the proposed development of New Urban West.

Roy Garrett, Escondido, shared budgetary information regarding a potential contract with Library Systems & Services and spoke in opposition to outsourcing library services.

CONSENT CALENDAR

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of item 4. Ayes: Abed, Gallo, Masson, Morasco; Noes: None; Diaz absent. Motion carried.

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
- 2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**

3. APPROVAL OF MINUTES: A) Regular Meeting of September 20, 2017 B) Regular Meeting of September 27, 2017

4. BID AWARD FOR THE PURCHASE OF LIVE RAINBOW TROUT -

Request the City Council approve accepting the lowest responsive bid from Calaveras Trout Farm to purchase Live Rainbow Trout by unit price for stocking fish at Dixon Lake and Lake Wohlford and authorize the Deputy City Manager/Administrative Services to execute a Purchasing Contract with Calaveras Trout Farm, effective October 12, 2017 through June 30, 2018, with the option to renew the Contract on an annual fiscal year basis not to exceed a total of seven consecutive years. The unit price bid is \$3.89 per pound of Live Rainbow Trout, with an estimated purchase quantity of 58,500 pounds. (File No. 0470-35)

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

RESOLUTION NO. 2017-132

Christopher W. McKinney, Director of Utilities, was available to answer questions.

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve accepting the lowest responsive bid from Calaveras Trout Farm to purchase Live Rainbow Trout by unit price for stocking fish at Dixon Lake and Lake Wohlford and authorize the Deputy City Manager/Administrative Services to execute a Purchasing Contract with Calaveras Trout Farm, effective October 12, 2017 through June 30, 2018, with the option to renew the Contract on an annual fiscal year basis not to exceed a total of seven consecutive years and adopt Resolution No. 2017-132. Ayes: Abed, Gallo, Masson, Morasco; Noes: None; Diaz absent. Motion carried.

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

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

CURRENT BUSINESS

5. APPROVAL TO EXECUTE STATE REVOLVING FUND LOAN AGREEMENTS FOR PROJECTS WITHIN THE RECYCLED WATER AND POTABLE REUSE PROGRAM -

Request the City Council approve authorizing the Director of Utilities to execute two loan agreements with the State Water Resources Control Board, Division of Financial Assistance. These loans will be used to fund construction of two projects within the Recycled Water and Potable Reuse Program: 1) \$8 million for the Recycled Water Easterly Main and Tanks Project, and 2) \$5 million for the Brine Line - Broadway to Hale Avenue Resource Recovery Facility Project. (File No. 1340-70)

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

RESOLUTION NO. 2017-131

Christopher W. McKinney, Director of Utilities, presented the staff report utilizing a PowerPoint presentation.

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Masson to approve authorizing the Director of Utilities to execute two loan agreements with the State Water Resources Control Board, Division of Financial Assistance and adopt Resolution No. 2017-131. Ayes: Abed, Gallo, Masson, Morasco; Noes: None; Diaz absent. Motion carried.

FUTURE AGENDA

6. FUTURE AGENDA -

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

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

COUNCIL MEMBERS' SUBCOMMITTEE REPORTS

Councilmember Gallo provided information regarding the San Diego County Water Authority budget and noted two upcoming presentations in Escondido regarding water resistant landscaping.

Councilmember Morasco attended the Regional Solid Waste Association meeting held at EDCO where board members toured their new facility; shared information regarding AB1219, AB 954, and AB 1158.

Deputy Mayor Masson attended the Rotary Club's 5K held in Grape Day Park where Police and Fire personnel assisted.

Mayor Abed reported AB 805 was signed by Governor Brown.

CITY MANAGER'S WEEKLY ACTIVITY REPORT

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

- **WEEKLY ACTIVITY REPORT -**

ORAL COMMUNICATIONS

Liz White, Escondido, spoke in opposition of outsourcing library services and the proposed contract with Library Systems & Services.

ADJOURNMENT

Mayor Abed adjourned the meeting at 5:39 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY COUNCIL STAFF REPORT

Consent Item No. 4

October 25, 2017

File No. 0470-35

SUBJECT: Bid Award for the Purchase of 2018 Ford Interceptor Utility Vehicles

DEPARTMENT: Finance Department, Purchasing Division

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-135 taking the following actions:

1. Accept the lowest responsive bid and approve the bid award for the purchase of nineteen 2018 Ford Interceptor Utility Vehicles to North County Ford in the amount of \$541,228.43. This bid amount includes sales tax, documentation and California State Tire Recycling fees.
2. Authorize the Deputy City Manager/Administrative Services to execute a contract with North County Ford for the purchase of nineteen 2018 Ford Interceptor Utility Vehicles in the amount of \$541,228.43.
3. Authorize the Deputy City Manager/Administrative Services to dispose of surplus vehicles that are being replaced by this purchase via auction with City contracted auction company.

FISCAL ANALYSIS:

Sufficient funds are available in the Fleet Services Vehicle Replacement Fund to replace the Police and Fire Prevention vehicles.

The potential revenue generated by the disposal of the surplus property is unknown until the results of the auction are returned to the City. The funds generated by the auction sale will be deposited into the Fleet Reserve Fund.

BACKGROUND:

This purchase is necessary to replace sixteen marked Police Patrol vehicles and three Fire Prevention vehicles. The existing vehicles have been in service between 8 and 10 years, and are being replaced due to exceeding their standard service life expectancy, excessive mileage and rundown condition. Additionally, four of the vehicles are total loss accident replacements. Request for bids was duly published and emailed out to eight vendors on September 18, 2017. Four sealed bids were received and opened on October 2, 2017.

Bid Award for the Purchase of 2018 Ford Interceptor Utility Vehicles
October 25, 2017
Page 2

The bid results are as follows:

North County Ford	\$541,228.43
Wondries Fleet Group	\$543,643.24
Fairway Ford	\$557,703.90
Raceway Ford	\$571,703.32

Staff reviewed the bids and recommends awarding the bid to North County Ford in the amount of \$541,228.43. North County Ford was determined to be the lowest responsive and responsible bidder that conformed to the City's bid specifications and requirements.

Pursuant to the City's Municipal Code, City property that is no longer required for public use can be declared surplus and may be disposed of or sold as deemed appropriate.

The City is in the process of securing a contract for auction services for the disposal of surplus vehicles and equipment. Staff will be returning to City Council at a later date for the approval of this contract.

The City of Escondido's current practice of selling vehicles and equipment that have been deemed surplus property is through auction. Staff recommends the disposal of the vehicles being replaced by this purchase via auction with City contracted auction company. The list of vehicles to be auctioned is attached as Exhibit "A" to the Resolution.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Sheryl Bennett, Deputy City Manager, Admin. Svs.
10/17/2017 4:13 p.m.

Joan Ryan, Assistant Director of Finance
10/17/2017 4:09 p.m.

ATTACHMENTS:

1. Resolution No. 2017-135
2. Resolution No. 2017-135 - Exhibit "A" – List of Surplus Vehicles

RESOLUTION NO. 2017-135

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AUTHORIZING THE MAYOR AND CITY
CLERK, ON BEHALF OF THE CITY, TO
AWARD THE BID TO NORTH COUNTY
FORD FOR THE PURCHASE OF NINETEEN
2018 FORD INTERCEPTOR UTILITY
VEHICLES AND TO APPROVE THE
DISPOSAL OF SURPLUS VEHICLES VIA
AUCTION

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

WHEREAS, the City of Escondido duly published an invitation for unit price bids with detailed specifications and requirements for the purchase of nineteen 2018 Ford Interceptor Utility Vehicles; and

WHEREAS, a request for bids for nineteen 2018 Ford Interceptor Utility Vehicles were emailed out to eight vendors on September 18, 2017; and

WHEREAS, four sealed bids were received, opened and evaluated on October 2, 2017; and

WHEREAS, North County Ford was determined to be the lowest responsive and responsible bidder that conformed to the City's bid specifications and requirements; and

WHEREAS, the Deputy City Manager/Administrative Services recommends awarding a contract to North County Ford in the amount of \$541,228.43 for the purchase of nineteen 2018 Ford Interceptor Utility Vehicles; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to accept the recommendations of the Deputy City Manager/Administrative Services, and award the bid to North County Ford; and

WHEREAS, the vehicles being replaced by this purchase are deemed surplus property and are no longer required for public use; and

WHEREAS, the vehicles recommended for disposal have reached the end of their serviceable life, have been deemed obsolete by the Fleet Services Division, and are listed on Exhibit "A," which is attached to this Resolution and is incorporated by this reference; and

WHEREAS, the City Council desires at this time and deems it to be in the best Public interest to accept the recommendations of the Deputy City Manager/Administrative Services and approve the disposal of surplus vehicles via auction.

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 determines the bid submitted by North County Ford to be the lowest most responsive bid which conformed to the City's bid specifications and requirements.
3. That the City Council authorizes the bid award to North County Ford for nineteen 2018 Ford Interceptor Utility Vehicles in the amount of \$541,228.43.

4. That the City Council authorizes the Deputy City Manager/Administrative Services to execute, on behalf of the City, a contract for the purchase of nineteen 2018 Ford Police Interceptor Utility Vehicles in a form approved by the City Attorney.

5. That the City Council authorizes the Deputy City Manager/Administrative Services to dispose of surplus vehicles that are being replaced by this purchase via auction with the City contracted auction company.

Exhibit "A"

Surplus Vehicle List

	Dept.	Dept #	Unit #	Year	Make/Model	Reason	Est. auction value
1	PD Pat	501	3013	2009	Ford C.V.	age/mileage	\$ 600.00
2	PD Pat	501	3014	2009	Ford C.V.	age/mileage	\$ 600.00
3	PD Pat	501	3957	2007	Ford C.V.	accident/total loss	\$ 150.00
4	PD Pat	501	3973	2008	Ford C.V.	age/mileage	\$ 500.00
5	PD Pat	501	3974	2008	Ford C.V.	age/mileage	\$ 500.00
6	PD Pat	501	3975	2008	Ford C.V.	age/mileage	\$ 500.00
7	PD Pat	501	3976	2008	Ford C.V.	age/mileage	\$ 500.00
8	PD Pat	501	3977	2008	Ford C.V.	age/mileage	\$ 500.00
9	PD Pat	501	3978	2008	Ford C.V.	age/mileage	\$ 500.00
10	PD Pat	501	3979	2008	Ford C.V.	age/mileage	\$ 500.00
11	PD Pat	501	3980	2008	Ford C.V.	age/mileage	\$ 500.00
12	PD Pat	501	3982	2008	Ford C.V.	age/mileage	\$ 500.00
13	PD Pat	501	3984	2009	Ford C.V.	accident/total loss	\$ 200.00
14	PD Pat	501	3985	2009	Ford C.V.	age/mileage	\$ 600.00
15	PD Pat	501	3993	2009	Ford C.V.	accident/total loss	\$ 200.00
16	PD Pat	501	3793	2016	Ford Interceptor	accident/total loss	\$ 3,500.00
17	Fire Dept	600	3154	2007	Chev. Colorado Z-71	age/mileage	\$ 2,800.00
18	Fire Dept	600	3155	2007	Chev. Colorado Z-71	age/mileage	\$ 2,800.00
19	Fire Dept	600	3821	2008	Chev. Colorado Z-71	age/mileage	\$ 2,800.00
							\$ 18,750.00

This is the tentative list of PD and Fire vehicles to be replaced with 2018 Ford Interceptors. This list is subject to change should any other vehicles in the PD or Fire Fleet require replacement unexpectedly.

CITY COUNCIL STAFF REPORT

Consent Item No.: 5

October 25, 2017

File No. 0170-57

SUBJECT: Approval of CalPERS Industrial Disability for Police Officer Scott Gudehus

DEPARTMENT: Human Resources Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-136 approving the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Police Officer Scott Gudehus.

BACKGROUND:

Mr. Gudehus is a 48-year-old Police Officer. He was employed by the City for more than 12 years. The basis for Mr. Gudehus's Industrial Disability Retirement application is confirmed by medical reports from Dr. Michael Kimball. Mr. Gudehus's condition is orthopedic in nature. Accordingly, Mr. Gudehus is incapacitated within the meaning of the Public Employees' Retirement Law for performance of his usual and customary duties in the position of Police Officer.

Under State Law, the City Council is required to adopt a Resolution determining that competent medical evidence supports the granting of an Industrial Disability Retirement. Based on medical evidence, staff recommends the City Council adopt Resolution No. 2017-136, approving the CalPERS Industrial Disability Retirement for Scott Gudehus to be effective October 27, 2017.

CalPERS requires the City to make advance disability pension payments while they process the application. Upon approval, the City will receive a full refund.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Sheryl Bennett, Deputy City Manager, Administrative Services
10/18/2017 3:07 p.m.

ATTACHMENTS:

1. Resolution No. 2017-136

RESOLUTION NO. 2017-136

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING THE CALPERS INDUSTRIAL
DISABILITY RETIREMENT FOR POLICE
OFFICER SCOTT GUDEHUS

WHEREAS, the City of Escondido (the “City”) is a contracting agency of the California Public Employees’ Retirement System (“CalPERS”); and

WHEREAS, the California Public Employees’ Retirement Law (Govt. Code § 20000 et seq.) (“California law”) requires that the City determine whether an employee classified as a local safety member is disabled for purpose of the California law and whether such disability is “industrial” within the meaning of such law; and

WHEREAS, an application for industrial disability retirement due to orthopedic injury to his left shoulder from Scott Gudehus (“Employee”), employed by the City in the position of Police Officer, has been filed with CalPERS; and

WHEREAS, the City Council of the City of Escondido has reviewed the medical and other evidence relevant to such disability.

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

1. That the above recitations are true.
2. That the City Council of the City of Escondido, California does hereby find and determine that Employee is incapacitated within the meaning of the California Public Employees’ Retirement Law for performance of his duties in the position of Police Officer. That the City Council certifies, in accordance with Govt. Code § 21156, that this

determination was made on the basis of competent medical opinion, and was not used as a substitute for the disciplinary process.

3. That Employee had filed a Workers' Compensation claim for his disabling condition. The Workers' Compensation claim was accepted.

4. That neither Employee nor the City of Escondido has applied to the Worker's Compensation Appeals Board for a determination pursuant to Government Code section 21166 whether such disability is industrial.

5. BE IT FURTHER RESOLVED that the Employee's retirement date will be effective October 27, 2017, and his last day on paid status is October 26, 2017.

6. That there is a possibility of third party liability.

7. That the City will make monthly Advanced Disability Pension Payments of \$3,930.00, beginning November 1, 2017, until CalPERS begins making retirement payments. The City will also make a one-time advance disability payment of \$634.00, for the remaining five days of October 2017.

8. That the primary disabling condition is an orthopedic injury to his left shoulder, and arose out of and in the course of employment.

9. That the duration of the disabling condition is expected to be permanent from the date of the application for benefits, which has been certified by competent medical opinion.

CITY COUNCIL STAFF REPORT

Consent Item No.: 6

October 25, 2017

File No. 0170-57

SUBJECT: Approval of CalPERS Industrial Disability for Fire Engineer John Grimm

DEPARTMENT: Human Resources Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-137 approving the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Fire Engineer John Grimm.

BACKGROUND:

Mr. Grimm service retired pending Industrial Disability Retirement as a 53-year-old Fire Engineer. He was employed by the City for more than 27 years. The basis for Mr. Grimm's Industrial Disability Retirement application is confirmed by medical reports from Dr. Ramin Raiszadeh. Mr. Grimm's condition is orthopedic in nature. Accordingly, Mr. Grimm is incapacitated within the meaning of the Public Employees' Retirement Law for performance of his usual and customary duties in the position of Fire Engineer.

Under State Law, the City Council is required to adopt a Resolution determining that competent medical evidence supports the granting of an Industrial Disability Retirement. Based on medical evidence, staff recommends the City Council adopt Resolution No. 2017-137, approving the CalPERS Industrial Disability Retirement for John Grimm to be effective June 30, 2017.

Mr. Grimm service retired pending Industrial Disability Retirement, therefore advanced disability pension payments are not required.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Sheryl Bennett, Deputy City Manager, Administrative Services
10/18/2017 3:07 p.m.

ATTACHMENTS:

1. Resolution No. 2017-137

RESOLUTION NO. 2017-137

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING THE CALPERS INDUSTRIAL
DISABILITY RETIREMENT FOR FIRE
ENGINEER JOHN GRIMM

WHEREAS, the City of Escondido (the “City”) is a contracting agency of the California Public Employees’ Retirement System (“CalPERS”); and

WHEREAS, the California Public Employees’ Retirement Law (Govt. Code § 20000 et seq.) (“California law”) requires that the City determine whether an employee classified as a local safety member is disabled for purpose of the California law and whether such disability is “industrial” within the meaning of such law; and

WHEREAS, an application for industrial disability retirement due to orthopedic injury to his cervical spine from John Grimm (“Employee”), employed by the City in the position of Fire Engineer, has been filed with CalPERS; and

WHEREAS, the City Council of the City of Escondido has reviewed the medical and other evidence relevant to such disability.

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

1. That the above recitations are true.
2. That the City Council of the City of Escondido, California does hereby find and determine that the Employee is incapacitated within the meaning of the California Public Employees’ Retirement Law for performance of his duties in the position of Fire Engineer. That the City Council certifies, in accordance with Govt. Code § 21156, that

this determination was made on the basis of competent medical opinion, and was not used as a substitute for the disciplinary process.

3. That the Employee had filed a Workers' Compensation claim for his disabling condition. The Workers' Compensation claim was accepted.

4. That neither the Employee nor the agency, the City of Escondido, has applied to the Worker's Compensation Appeals Board for a determination pursuant to Government Code section 21166 whether such disability is industrial.

5. BE IT FURTHER RESOLVED that the member was separated from his employment in the position of Fire Engineer effective June 30, 2017. His last day on pay status was June 29, 2017.

6. That there is not a possibility of third party liability.

7. That Advanced Disability Pension Payments will not be made.

8. That the primary disabling condition is an orthopedic injury to his cervical spine, and arose out of and in the course of employment.

9. That the duration of the disabling condition is expected to be permanent from the date of the application for benefits, which has been certified by competent medical opinion.

MOBILEHOME RENT REVIEW BOARD

Public Hearing Item No.: 7

October 25, 2017

File No. 0697-20-10132

SUBJECT: Short-Form Rent Review Board Hearing for Town & Country Club Park (Case Number 0697-20-10132)

DEPARTMENT: Community Development Department, Housing & Neighborhood Services Division

RECOMMENDATION:

Consider the short-form rent increase application submitted by Town & Country Club Park.

If approved, adopt RRB Resolution No. 2017-04 granting an increase of seventy-five percent of the change in the Consumer Price Index ("CPI"), or 3.339 percent (an average of \$14.30) for the period of December 31, 2014 to December 31, 2016.

INTRODUCTION:

Town & Country Club Park ("Park"), located at 2280 East Valley Parkway, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

THE RENT INCREASE APPLICATION:

Town & Country is a senior park with a total of 155 spaces. Common facilities include a furnished clubhouse with kitchen, laundry facilities, community rooms, computer room, billiards room, and a swimming pool with spa. Saunas, outdoor restrooms and clubhouse restrooms were renovated in 2015 to include ADA improvements. Since their last rent increase, the Park has completed construction of a garage and workshop for management use. In July 2017 the Park separated the utilities charge (water, sewer, trash, and cable) from the rents which resulted in a reduction of \$115.64 per space per month. Residents were notified of this with a 90-day notice, a copy of the notice is attached as "Attachment A." The Park is currently undergoing a CPUC conversion of gas and electric, current roadwork is ongoing in relation to this conversion.

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

PARK OWNER'S REQUEST:

Under the short-form policy guidelines, the Park owner is requesting an increase of 75 percent of the change in the CPI covering the period of December 31, 2014 through December 31, 2016. The Park is requesting a \$0.00 increase for 21 spaces with new leases, vacancies, or park owned coaches. The average increase requested is \$14.30 per space, per month, which is a 3.339 percent increase. The current average monthly base rent of the spaces subject to the application is \$505.69.

This is the thirteenth rent increase request filed by this Park since the Ordinance was implemented. The last increase was granted in June 2015 for an average amount of \$13.37 per space per month.

RESIDENT MEETING AND COMMENTS:

A resident meeting was held in the Park clubhouse on September 19, 2017. The meeting was attended by the resident representative, 12 residents, Park Management, the owner's representative, and City staff. There were questions regarding written protests in lieu of attending the Rent Review Board Hearing and questions for management regarding the use of the rent increase income. The resident and owner's representatives were encouraged to meet 21 days prior to the Rent Review Board Meeting. Additionally, one written rent increase protest was received on September 25, a copy is attached as "Attachment B."

CODE ENFORCEMENT ISSUES:

The Code Enforcement Division conducted a health and safety inspection of the common areas of the Park and noted 10 general code violations and no lighting violations. A copy of the Code Inspection Report is attached at "Attachment C." As roadwork is continuing throughout the CPUC conversion, roads were excluded from the inspection. The Park owner's representative, the resident manager, and the resident representative received a copy of the Report and are aware that no increase, if granted, may be implemented until the Health and Safety Code violations have been cleared.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

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

Short-Form Rent Review Board Hearing for Town & Country Club Park
October 25, 2017
Page 3

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Bill Martín, Director of Community Development
10/17/2017 11:30 a.m.

Belinda Rojas, Program Administrator
10/17/2017 11:59 a.m.

ATTACHMENTS:

1. Attachment A - Amendment to the Terms of the Rental Agreement
2. Attachment B - Written Comments
3. Attachment C - Code Inspection Report
4. Rent Review Board Resolution No. 2017-04



THE H.N. AND FRANCES C.
BERGER FOUNDATION
(Town and Country Club Park)
2280 E Valley Parkway
Escondido, CA 92027
(760) 745-2706

NOTICE TO ALL RESIDENTS

ALL RESIDENTS

2280 E Valley Parkway Space 0
Escondido CA 92027

Date of Notice: **March 29, 2017**

AMENDMENT TO THE TERMS OF THE RENTAL AGREEMENT AND NINETY DAY (90) NOTICE OF RENT REDUCTION OF \$115.64 PER MONTH FOR SEPARATE CHARGES FOR SPECIFIED UTILITIES

Dear Resident:

Your mobilehome tenancy is currently based on a "month-to-month" agreement. That agreement is subject to amendment in accordance with California law. This letter is notice of an amendment to your month-to-month agreement. Rents are being reduced for the changes in bulk cable charges, new separate billing for water, sewer, trash and recyclables. The effective date ("effective date") of this notice is July 1, 2017.

The total rent reduction to be effective July 1, 2017 is \$115.64 per month. As of July 1, 2017, the following utilities will be separately charged: water (including gallons individually used and wastewater charges and sewer), and trash and recycling charges. Cable television will be discontinued effective July 1, 2017.

AMENDMENT TO THE TERMS OF THE RENTAL AGREEMENT FOR RENT REDUCTION OF \$55.94 FOR DELETION OF BULK CABLE SERVICES

As of July 1, 2017, the effective date of this notice, monthly rent shall be reduced by the amount of Fifty-Five Dollars and Ninety-Four Cents (\$55.94) per month. The rental agreement is amended, at ¶C on page 1, to further provide that: *"Cable television is deleted from the terms of the rental agreement. Cable television is no longer provided by the management."*

\$55.94 is the prorated cost per month per space and includes \$2.99 x 2 (for two mini boxes), plus One Dollar and Fifty Three Cents (\$1.53) Tax. This reduction is the eliminated cost of bulk cable services previously provided pursuant to agreement with Cox Communications (management is permanently terminating services from Cox Communications) plus the cost of mini boxes paid separately by each household.

PLEASE NOTE: Each resident is free to buy any retail entertainment services desired, or "cut the cable" and look into other cable, satellite, "over the air" or streaming platforms and pay next to nothing!

**AMENDMENT TO THE TERMS OF THE RENTAL AGREEMENT
FOR INDIVIDUAL CHARGES FOR USAGE OF WATER, SEWER AND TRASH AND RECYCLABLES**

The month-to-month agreement currently provides for the following, without charge: "Water, cable TV, trash and sewer." As of July 1, 2017, a change in terms to the agreement and a corresponding rent reduction in accordance with California Civil Code §798.41 and §798.32 will take effect, to further provide for a rent reduction to account for the beginning separated charges for individual usage of water (including gallons individually used and wastewater charges and sewer), and trash and recycling charges, as follows:

(Amended) C. Utilities:

Billed to tenant monthly: water (including gallons individually used and wastewater charges and sewer), and trash and recycling charges. natural gas and electricity.

Paid directly by tenant: Any other utility.

Cable television is deleted from the terms of the rental agreement. Cable television is no longer provided by the management.

The new billing structure, as of July 1, 2017, also reduces monthly rent by the amount of beginning charges for separate utility billing for individual usage. Rent is reduced by the average costs of water for the past 12 months, and further reduced for costs of sewer, trash and recyclables.

New charges, as added:

<u>Utility</u>	<u>Rent Reduced by this Amount</u>	<u>Beginning Amount Separately Billed:</u>
Electricity	-0-	Submetered
Gas	-0-	Submetered
Water (includes gallons used, and wastewater & sewer)	-53.01	Submetered (actual use)
Service charge		-Not Charged at this time-
Trash and Recycling	-6.69 (last bill)	-Per actual cost per billing
(+cable deduction)	-\$55.94	-0-

Total rent reduction per this notice -*\$115.64 per month*

For reference, Civil Code §798.41 states in part that: *"this reduction shall be equal to the average amount charged to the park management for that utility service for that space during the 12 months immediately preceding notice of the commencement of the separate billing for that utility service"*).

The lower "base" monthly rent will be applied going forward. This also means the amount of consumer price index ("CPI") percentage rental adjustments will be based on the *new lower amount of rent charged and paid. Another plus for residents from revamped billing procedure.*

Service charges for water are an amount charged for residential users. However, management is electing to delete service charges paid or included in the past but to defer consideration of adding back separate service charges at this time, and until assessment of service costs are assessed with the new billing system.

The rates to be applied will be posted and are set and regulated by the City of Escondido. The billing will be based on the rates applied for individual usage (water (including gallons individually used and wastewater charges and sewer), and trash and recycling charges), in addition to the existing submetered charges for gas and electricity.

FURTHER INFORMATION REGARDING SEPARATED UTILITY CHARGES AND REDUCED RENTS

– WATER –

In the past, management has not separately charged for utilities. This practice means that utility costs have been absorbed by the management and recovered through rental income. Some residents may use more utilities than others. The payment of rent by some who use little is therefore, actually, covering the utility usage of other tenants who use more. Waste is also a concern, and conservation of resources is a goal for residents and management.

To provide an equitable procedure for payment of actual use, management is changing to submeters installed at each space for water (to measure individual usage). Individual meters will record water usage for each space. Each resident will be billed the amount of water actually used and recorded for the space.

Exclusion of Common Area Usage of Utilities in Calculating Rent Reduction: Management estimates that five percent (5%) of the total water charges are allocable to common area use. This amount has been deducted from the usage calculation for each resident.

Total annual water charges (including waste water and other charges including water service charges, multi service recycling, and wastewater charges all as itemized on the bills available for review) for the 12 month period from June 2015 to June 2016 cost owner \$97, 329.73, less 5% for common area usage equals \$92,463.24, divided by 12 for a monthly average of \$7,705.27, divided by 153 paying spaces equals \$53.01 per space per month. This is the average rent reduction for your space based on average cost to the owner for the previous 12 month period. The utility bills are available in the park office for inspection and verification of monthly and total charges.

– TRASH CHARGES –

Total annual water charges for the 12 month period from June 2015 to June 2016 is \$11,820.94. Divided by 12 for a monthly average results in the amount of \$985.08. Over 153 spaces, the average amount for trash is \$6.44. While this is the monthly average, the last bill was \$1023.02, which is \$6.69 per space. Accordingly, as the bill is now at the higher rate, the amount of rent reduction will match the billing so the amount actually paid remains the same at the start of the separate billing.

Accordingly therefore, the total monthly reduction in rent is \$115.64 per month. The park is located in a municipal (not investor-owned) water district and City billing procedures and state law under the Mobilehome Residency Law (Civil Code §§798, et seq.) (Hereinafter "MRL") apply. This procedure will yield net savings to all tenants and those who conserve, even more. Management is therefore pleased to be able to comply with the request to implement sub-metering and separate charges so each tenant pays for his or her own individual usage.

Not a Rent Increase: Due to the "dollar-for-dollar" reduction of rents and services, this amendment to the rental agreement does not result in an increase of rents. By reason of the rent reductions upon separate billing, this is not a notice of rent increase. Rather, the separate billing of charges balanced with corresponding rent decreases under Civil Code §798.41 provides for changes in the form of billing structure.

Civil Code § 798.41 states in part: *"Any separately billed utility fees and charges shall not be deemed to be included in the rent charged for those spaces under the rental agreement, and shall not be deemed to be rent or a rent increase for purposes of any ordinance, rule, regulation or initiative measure adopted or enforced by any local governmental entity which establishes a maximum amount that a landlord may charge a tenant for rent, provided that at the time of the initial separate billing of any utility fees and charges the rent chargeable under the rental agreement or the base rent chargeable under the terms of a local rent control provision is simultaneously reduced by an amount equal to the fees and charges separately billed."*

Of course, the amount charged for water will thereafter fluctuate depending on actual usage at each space as recorded by the water meters. The prevailing rates for water will change from time to time in the future. Monthly fees and charges shall be adjusted in conformity with the changes in the prevailing rate structure as announced, and reflected in monthly billings without additional notice or rent reductions.

We may begin billing after such effective date in the event that we have not completed the change-over process by the "effective date." The amount charged will include actual usage of the utility for each billing period. The amount actually billed depends on your use and habits. YOU can affect the amount charged by REDUCING the amount of water used. And as rates increase, conserving water may become even more important to you. CONSERVING WATER WILL SAVE YOU MONEY, AND HELP TO PRESERVE OUR NATURAL RESOURCES AS WELL.

This notice is intended as a 90 day notice of fees and charges for services actually rendered for water as permitted by Civil Code §798.32 which states: "A homeowner shall not be charged a fee for services actually rendered which are not listed in the rental agreement unless he or she has been given written notice thereof by the management, at least 60 days before imposition of the charge." We are providing an additional thirty days as a courtesy to you. We encourage all comment or question you may have about this notice. Please feel free to contact the resident manager should you have any questions or comments.

The rates for water and trash may change from time to time in the future. Such monthly fees and charges shall be adjusted in conformity with the changes and reflected in monthly billings without additional notice or rent reductions.

All fees and charges for water and trash shall be included and separately billed on your monthly rent statement. All fees and charges for water and trash shall be due and payable on the first of the month together with payment for rent and other charges. With respect to water charges, however, because the fees and charges are based on actual meter readings, the amount due on the first of the month reflects the usage period last recorded prior to the preparation of the monthly billing.

A Note about Conservation of Water: Water is a precious resource. The amount actually billed for water will depend on personal use and habits. YOU can affect the amount charged by REDUCING consumption. We would therefore encourage all residents to check and repair any leaking or broken fixtures (faucets, appliances, toilets), and investigate ways to conserve and reduce water use in other ways. CONSERVING WATER WILL SAVE YOU MONEY, AND HELP TO PRESERVE OUR NATURAL RESOURCES AS WELL.

We enthusiastically encourage all comment or question you may have about this notice, the metering fees and charges, meter installation, or other matters. Please feel free to contact the resident manager should you have any questions or comments.

Acknowledgment of Civil Code §798.18: Management further acknowledges the continuing availability of a rental agreement term of twelve months. You may choose a rental agreement of from one month to one year as well. All such agreements continue to be available to you. The rental agreement selected (if any) will be upon the same terms and conditions (except the term which will be for the duration requested) as that under which you currently reside; the anniversary date for rental adjustments will also remain unchanged. If you do not respond within 14 days, we will assume that you desire the existing and continuing month-to-month term. If you would like a rental agreement longer than one month and up to one year, please contact us so we may provide it.

We encourage all comment or question you may have about this notice, charges, or other matters. Please feel free to contact the resident manager should you have any questions or comments.

Very Truly Yours

The image shows two handwritten signatures in black ink. The first signature on the left is 'Terry E. Carlson' and the second signature on the right is 'David Carlson'. Both signatures are fluid and cursive.

Terry Carlson, David Carlson,
Resident Managers
Town & Country Club Park

2280 E. Valley Pkwy., No. 104
Escondido, Ca 92027
September 22, 2017

Belinda Rojas
Program Administrator
201 North Broadway
Escondido, Ca 92025

Re: Application for Rent Increase submitted by Town and Country Club Park

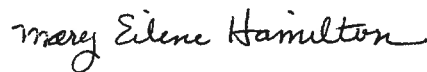
To Whom it may concern:

Due to health issues for my husband and as care-giver, I am writing to you with my concern for a rent increase as I am unable to attend the Rent Review Board Meeting on October 18, 2017.

The request for a rent increase comes at a most stressful time for the residents of Town and Country Club Park. Due to our park's "Utility Upgrade Program" we have not received our monthly bill for the past three months. Our cable services have been removed from our usual inclusive bill with an undetermined basic amount yet to be presented. Water, gas and electric bills will be independent of usual charge as well. And, for many an increase in rent will result in an extreme hardship as many exist on fixed incomes and for some, on their social security alone. Every aspect of living for seniors has increased and our Social Security payments have not increased for the past three years.

Please do take into consideration my input on the rental increase. Hopefully you may lessen the amount for residents or present your request at a later date.

Respectfully,

A handwritten signature in cursive script that reads "Mary Eilene Hamilton".

Mary Eilene Hamilton

meh



DATE: September 26, 2017

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: BILL KAW, SENIOR CODE ENFORCEMENT OFFICER *BK*

SUBJECT: TOWN & COUNTRY CLUB PARK RENT CONTROL

Town & Country Club Park was inspected on September 26, 2017, with the lighting inspection conducted the prior evening. This inspection was a result of an application for a rent increase having been filed. Ten general violations were found during the inspection and noted in the attached report. No lighting violations were found

The resident meeting for Town and Country Club Park was held on September 19, 2017. Thirteen residents attended. No code issues were discussed and the Resident Rep is Don Green. Don Green attended the code inspection.

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

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

September 26, 2017

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Town and Country Mobilehome Park
2280 E. Valley Parkway
Escondido, CA. 92027

Park Owner: H.N. Berger Foundation
Frances C. Berger Foundation
P.O. Box 13390
Palm Desert, CA 92255-3390

Park Manager: Dave and Terry Carlson **Phone:** (760) 745-2706

Inspection Date: 9/26/2017 **Inspector(s):** Andrew Modglin

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25; the Escondido Zoning Code, Article 45; and the Escondido Municipal Code. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

General Violations:

1. Repair the loose handrails on the pool. **§25 CCR 1608 (a) (6), §25 CCR 1608 (i) & §25 CCR 1102 (a).**
2. Obtain a water heater installation permit for the water heater located under the counter in the kitchen of the clubhouse. Obtain required inspections and approvals from the City of Escondido Building Department. **§25 CCR 1018(a).**

3. Repair the uneven walkway next to the shuffleboard court. **§25 CCR 1102 (a) & §25 CCR 1116(a)**
4. Repair the uneven walkway on the west side of the pool. **§25 CCR 1102 (a) & 25 CCR 1116(a)**
5. Replace the two recessed pool drains in the pool area. **§25 CCR 1102 (a) & §25 CCR 1116(a)**
6. Replace the outlet to the left of the sink in the clubhouse with a GFI outlet. **§25 CCR 1188 (b).**
7. Replace or remove the three parking bumpers that are deteriorated. **§25 CCR 1608 (a) (6)**
8. Repair the ramp railing on the north side of the pool. **§25 CCR 1608 (a) (6), §25 CCR 1608 (i) & §25 CCR 1102 (a).**
9. Remove the buildup of lint behind the dryers in the laundry room. **§25 CCR 1605 (j) & §25 CCR 1608 (a) (6)**
10. Install a fire extinguisher in the parks workshop/storage building. **CFC 906.1 per §25 CCR 1302(c) (1)**

**Areas of the park needing illumination per 25 CCR 1108
(Lighting Inspection; 09-26-17)**

No exterior lighting violations noted.

MOBILEHOME PARK RENT REVIEW

RESIDENT REPRESENTATIVE REPORT FORM

Park Name Town & Country Club Park

Date of Inspection September 26, 2017 at 9 a.m.

Resident Representative Don Greene

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

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

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

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

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

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

Don Greene
Print Name of Resident Representative

[Signature]
Signature

9/25/17
Date

SpC 62 760-940-8532
Space # / Phone Number

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

RENT CONTROL INSPECTION CHECKLIST
RESIDENT COMMENTS

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

N/A

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

N/A

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

N/A

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

THE REAR OF PARK - ALONG RIVERBED - SHOWS 0 CANDLE POWER ON MY
LIGHT METER. AREA NEEDS MORE LIGHT. ALSO STREET FARTHEST EAST.

ON GOING COMPLAINT.

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

MANY ARE MISSING.

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

SEE ATTACHED LIST

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

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

N/A

Other questions, comments or concerns:

*MANY OF THESE PROBLEMS HAVE BEEN ADDRESSED REPORTEDLY. THE PARK
MAINT IS ONLY RESPONSIVE IF CODE ENFORCEMENT OR OTHER AUTHORITY AGENCY
REQUIRES WORK TO BE DONE.*

Addendum A
List of deficiencies in park

Clubhouse Area

Pool Area

- Handles on ladders of pool in deep end are loose
- Drains are trip hazards on pool deck – drain is recessed into concrete near large boulder and drain is also recessed close to office entrance

Walkways

- Northern walkway (behind clubhouse) trip hazards in seams in concrete
- Wester walkway (along shuffleboard courts) trip hazards in seams in concrete nearest steps from rear parking lot
- Railing on rear entrance loose at corner

Parking Areas

- Multiple broken and deteriorating parking bumpers/parking stops

Interior Clubhouse

- Missing GFI outlets in kitchen work area near water
- Water heater in kitchen not strapped for earthquake.
- Handicap door in library does not open fully automatically when it hasn't been used often
- Hot water very slow to come on in bathrooms near kitchen

Other Common Areas

Main Entrance

- Electrical cover not able to close in front planter between first and second tree

Streets

- The general condition of the streets is deplorable. During the construction, there are many areas which contain large trip and fall hazards. In front of Space 142 there is a large gully where the fill dirt has settled from the patches. **Absolutely no rent increase can be granted** until the work has been completed and the streets have been repaired adequately. Until then, there is no guarantee the work will be done correctly – as there has been no indication of proper work being done thus far.
- There are trip/fall hazards in the seams at two of the major intersections on the main drive into the rear of the park – at the intersection close to the dog park area and further north at the next intersection

RESOLUTION NO. RRB 2017-04

A RESOLUTION OF THE ESCONDIDO
MOBILEHOME PARK RENT REVIEW BOARD
MAKING FINDINGS AND GRANTING A SPACE
RENT INCREASE FOR THE TOWN AND
COUNTRY CLUB MOBILEHOME PARK

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

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

WHEREAS, on July 31, 2017, a short-form application was filed by the H.N. & Frances C. Berger Foundation ("Berger Foundation") on behalf of the Town and Country Club Mobilehome Park ("Park"). The park is located at 2280 East Valley Parkway in Escondido. The park consists of 155 spaces; the park is requesting a \$0.00 increase for spaces with new leases, vacancies, or park owned coaches, 131 spaces will receive short-form increase; and

WHEREAS, this is the thirteenth rent increase application filed for the Park since the Ordinance became effective July 8, 1988. The last short-form application was approved for the Park in June 2015. The Board granted a rent increase of \$13.37 per space, per month, which equaled 75 percent of the change in the Consumer Price Index, (CPI) for the period of December 31, 2012 through December 31, 2014 (2.260 percent); and

WHEREAS, at the time of the current application, the average monthly space rent was \$505.69 for the 131 spaces receiving rent increase. The owner requested a rent

increase in the amount of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2014 through December 31, 2016. The application estimated this amount to be an average of \$14.30 (3.339 percent) per space, per month; and

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

WHEREAS, on September 26, 2017, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed, and it noted Health and Safety Code violations in the Park; and

WHEREAS, on October 25, 2017, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership, the resident representative, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present at the hearing had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 3.339 percent, an average of \$14.30 per space, per month, for the spaces which are subject to a rent increase.

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

1. That the above recitations are true.

2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines (“Guidelines”).

3. That following the Guidelines, an increase based on 75 percent of the change in the CPI for San Diego County from December 31, 2014 through December 31, 2016, would amount to 3.339 percent, which averages \$14.30 per space, per month, for the spaces that are subject to a rent increase.

4. That the Board concluded that an increase of approximately \$14.30 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.

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

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

CITY COUNCIL STAFF REPORT

Current Business Item No. 8

October 25, 2017

File No. 0430-80

SUBJECT: PY 2016 Housing-Related Park Program Grant Fund Budget Adjustment

DEPARTMENT: Public Works Department
Community Development/Housing Division

RECOMMENDATION:

It is requested that the City Council approve a budget adjustment for the park improvement projects in conjunction with the award of new PY 2016 Housing-Related Parks (HRP) program grant funds.

FISCAL ANALYSIS:

The City of Escondido has received \$1,773,650 from the California Department of Housing and Community Development (HCD) over four grant years (PY 2011, 2013, 2014, and 2015). The City was informed of a PY 2016 HRP award for an additional \$1,207,000 on July 1, 2016. No matching funds are required.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the City Council's Action Plan regarding Neighborhood Improvement, Strategy #19: "Improve and maintain current parks through a variety of efforts."

PREVIOUS ACTION:

On February 1, 2017, the City Council authorized an application to HCD for PY 2016 HRP Program funds and the acceptance of grant funds, if awarded, via Resolution No. 2017-16.

BACKGROUND:

HCD administers the Housing-Related Parks (HRP) Program, which was designed to encourage cities and counties to develop new residential housing, by rewarding those jurisdictions that approve housing, affordable to lower-income households. The HRP Program was funded through Proposition 1C; the Housing and Emergency Shelter Trust Fund Act of 2006, Health and Safety Code Section 53545, subdivision (d) and originally established pursuant to Chapter 641, Statutes of 2008 (AB 2494, Caballero), at Chapter 8 of Part 2 of Division 31 of the Health and Safety Code (commencing with Section 50700) and subsequently amended pursuant to Chapter 779, Statutes 2012 (AB 1672, Torres). The Program awards funds on a per-bedroom basis for each residential unit affordable to very low and low-income households in order to construct, rehabilitate, or acquire capital assets and/or costs incidental to park and recreation facility creation, development, or rehabilitation.

HRP funds can be invested in park and recreation facilities in park deficient and low-moderate income areas. Staff recommends investing in multiple parks, including Washington Park, Grove Park, Westside Park, Felicita mini-park, and Grape Day Park/Jim Stone Pool, and recreational facilities, including Don Anderson Building, Mathes Center, Oak Hill Activity Center, PACC, and EVCC as well as repairing two sculpture collections: "Pillars of the Community" on South Escondido Boulevard and "Monuments to Time in the Corridor of Life, Art and Culture" which begins in Grape Day Park and extends to the intersection of Maple and Grand Avenue.

In previous cycles the City has used HRP funds to: paint and reroof the Santa Fe Train Museum in Grape Day Park, install a new play structure in Grape Day Park, minor rehabilitation of play equipment at Westside Park and Grove Park, rebuild the Jim Stone Pool mechanical room, resurface the Jim Stone and Washington Park Pools, rehabilitate multiple rooms and reroof the Park Avenue Community Center, replace signage and repaint the East Valley Community Center, and rehabilitate the Oak Hill Activity Center.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Karen Youel, Housing and Neighborhood Services Manager
10/12/17 11:38 a.m.

ATTACHMENTS:

1. Budget Adjustment – PY 2016 HRP Grant



CITY OF ESCONDIDO
BUDGET ADJUSTMENT REQUEST

Date of Request: October 25, 2017
Department: Public Works
Division: _____
Project/Budget Manager: Joseph Goulart 4813
Name Extension
Council Date (if applicable): October 25, 2017
(attach copy of staff report)

For Finance Use Only

Log # _____
Fiscal Year _____
____ Budget Balances
____ General Fund Accts
____ Revenue
____ Interfund Transfers
____ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
HCD Projects	401-0000-509311	1,207,000	
2016 HCD (HRP) Grant	4127-401	1,207,000	

Explanation of Request:

The City has been awarded a \$1,207,000 in Program Year 2016 Housing-Related Park (HRP) program funds by the Department of Housing and Community Development (HCD). Budget adjustments in the amount of \$1,207,000 are necessary in order to continue with park improvement projects.

APPROVALS

[Signature] 10/12/17 _____
Department Head Date City Manager Date
[Signature] 10/17/17 _____
Finance Date City Clerk Date

Distribution (after approval):

Original: Finance

FUTURE CITY COUNCIL AGENDA ITEMS

Updated October 18, 2017

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

November 1, 2017
4:30 p.m.

CONSENT CALENDAR

Proposed Rate Increase from Escondido Disposal for Solid Waste and Recycling Rates/Fees for Residential and Commercial Collection

(J. Goulart)

Escondido Disposal's Solid Waste and Recycling Services Rates and Fees are reviewed annually and adjusted accordingly based on a CPI formula as required in the City's contract with Escondido Disposal.

PUBLIC HEARINGS

CURRENT BUSINESS

Solutions for Change Request for Funding

(B. Martin)

Historically, Solutions for Change has received federal funds for their family homeless program. Federal guidelines require recipients follow a "Housing First" model that Solutions for Change is fundamentally opposed. Solutions for Change has initiated the Mission: SolveIt Initiative to replace these federal funds while they work to change federal policy. Federal Housing and Urban Development (HUD) funds cannot be used to fund this request. Reprogrammed recycled Redevelopment Funds or General Funds may be used to fund this request.

FUTURE AGENDA ITEMS (D. Halverson)

November 8, 2017
NO MEETING (Veterans Day)

Weekly Activity Report



October 19, 2017

FEATURED THIS WEEK

Making our City Safer!

Following the Green Crest Fire last December, where 8 people were injured and 2 children were killed in a mobile home fire (with no smoke alarms), one of the goals of the Fire Department has been to ensure that homes have smoke alarms. Especially mobile homes where the elderly and families reside. Using 100% donated smoke detectors and volunteer labor (including our FD Senior Volunteers), our Fire Prevention staff has coordinated three events at local mobile home parks where anyone can have free smoke detectors installed in their home. The Fire Department partnered with the Burn Institute, the Red Cross, and the staff at Rincon Water District to accomplish this project.

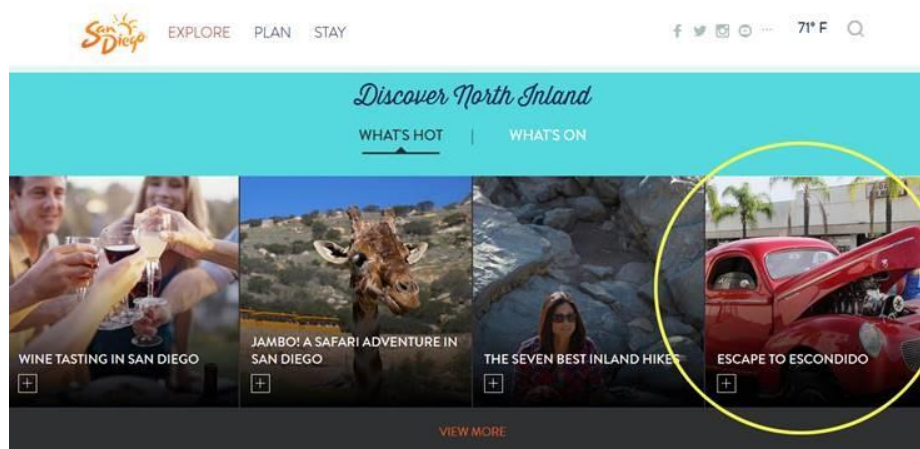
So far the project has touched 387 mobile homes:

- 854 smoke alarms installed
- 104 carbon monoxide alarms installed
- 17 replaced batteries in existing smoke alarms

There are over 6,800 mobile homes in Escondido, the progress and the momentum in making our community safer is encouraging! We have nearly exhausted the first batch of 1,000 donated smoke alarms we received earlier this year and we have requested more. There is another event scheduled in November.

Escape to Escondido

The San Diego Tourism Authority featured Escondido as a destination this week. This is great coverage for our City as it's a high traffic website for potential visitors. Read the feature [here](#).



ECONOMIC DEVELOPMENT

2017 Business Walk Report

Background

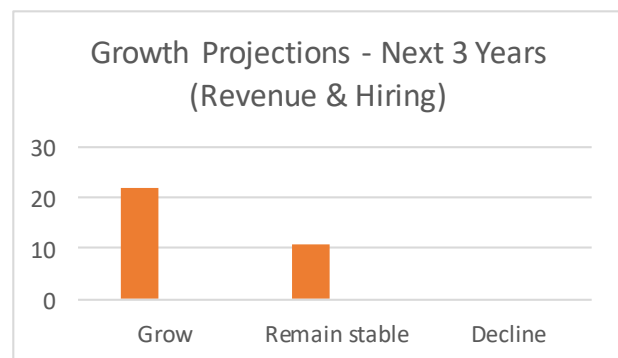
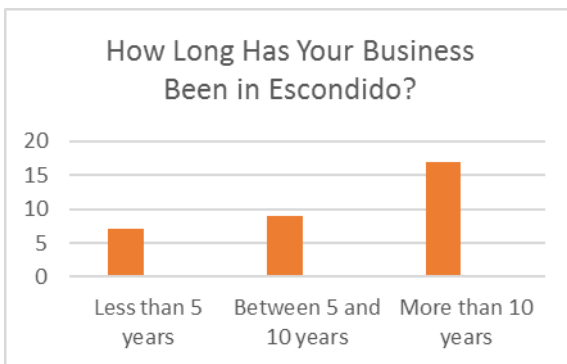
The Escondido Business Walk is an annual event jointly hosted by the City of Escondido and the Escondido Chamber of Commerce. The event is focused on retention through face-to-face contact with businesses to learn about growth plans, hiring needs, challenges and opportunities, and to identify how the City and Chamber can assist.

The 2017 Business Walk was held on Wednesday, September 27. Approximately 32 volunteers made up of City officials and Chamber board members participated. 43 businesses were targeted for visits.

Survey Results

Businesses Visited: 38

Completed Surveys: 33



Every business surveyed said they have no plans to leave

- Regulatory Impediments: Several businesses cited City of Escondido sign regulations and CA Air Resources Board regulations as having negative effects.
- Help with Growth: Several businesses asked for marketing and promotion assistance, in addition to assistance getting City contracts.
- About half the businesses surveyed requested follow up from Economic Development staff for a variety of reasons (site selection assistance, façade grant program, etc.)
- A vast majority of the businesses surveyed indicated that homeless issues were a major concern.

Business List

AAA Livescan	Habitat West	Moto Forza
AirX	Holiday Wine Cellar	Pine Tree Lumber
Bellamy's	Honda of Escondido	Plan 9
C&H Machine, Inc.	Hydroscientific West	Progressive Technology
California Premier Solar	IMACT Properties	Security Systems
Charlie's Classic Cooking	Knight Security and Fire	Quality Chevrolet
Classical Academy	Systems	Safari Coffee
Coast Catering	Laturno and Graves Law	Simply Grand
Cute Cakes	Firm	Something Old, Something
Design Moe Kitchen &	Left Coast Engineering	New Bridal Boutique
Bath	Life Care Center of	Stater Bros
Escondido Center for	Escondido	Transamerican Mailing
Marial Arts	Lisi Medical	and Fulfillment
Escondido Coin & Loan	Lowe's	Uniforms Plus
Escondido Cycle Center	Marathon General, Inc.	Vons
Escondido Feed & Supply	Mercedes-Benz of	Walmart
Feingold Fine Art	Escondido	
Ferguson Plumbing	Mossy Nissan	

COMMUNITY DEVELOPMENT

Major Projects Update

The following major projects are currently being reviewed and coordinated with Planning, Engineering, Fire, Building and Utilities staff. A complete description of each project can be viewed [here](#). Updates provided below cover project milestones that occurred last week.

Commercial / Office:

1. Escondido Research and Technology Center – West (ERTC) (Developer: James McCann) –
A plan for a new two-story, 57,000 SF, 52-bed Palomar Rehabilitation Institute was submitted on July 31, 2017. The applicant submitted revised grading and landscape plans and a storm water management plan three weeks ago. Revised elevations were submitted to Planning on October 3, 2017.
2. Centre City Commercial Center (Developer: Todd Dwyer) SE corner Centre City/Mission –
The expedited plan check process for the grading, building and landscape plans and the final parcel map started on July 25, 2017. Review is concluding and plans are close to approval once bonds are posted and fees paid. Comments on the carwash building plans were sent by Planning on October 2, 2017. The precise grading plan for the carwash lot was submitted last week. Planning is working on a proposed modification to the Plot Plan to address revisions to some project conditions.

Industrial

1. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) 2319 Cranston Dr. –
Revised grading, landscape, and street and improvement plans were submitted by the applicant on July 14, 2017. Engineering and Planning comments on those plans were returned to the applicant on August 11, 2017. The applicant resubmitted revised grading,

landscape, and street improvement plans on September 15, 2017. Another revised grading plan was submitted several weeks ago. Planning has returned comments on that set.

2. Exeter Harmony Grove Industrial Development (Developer: John Couvillion, Badiie Development) 1925 and 2005 Harmony Grove Road – This proposed combination of the previously approved Victory and Innovative Industrial Projects into an 11.04-acre site for a single-tenant 212,000 square foot industrial building was submitted as a modified Master and Precise Plan on September 25, 2017. Initial comments were returned to the applicant on September 29, 2017, with the remaining department comments sent on October 5, 2017. The applicant submitted revised plans on October 16, 2017. A Planning Commission hearing is anticipated on November 28, 2017. Grading plans were submitted for concurrent, expedited processing on October 11, 2017.
3. North American Self-Storage (Developer: Russ Colvin) 852 S. Metcalf – This project has participated in the expedited plan check program. The demo has been completed. Building plans were approved by Esgil, Planning and Fire the last week of June. The grading permit was issued the end of September. The applicant has not started construction. On October 16, 2017, the applicant submitted a modified Plot Plan application to remove the basement level and increase the building height to five stories. All departments are now reviewing the revised project.

City Projects

1. Micro-Filtration Reverse Osmosis (Developer: City of Escondido Utilities Department) SE corner Ash/Washington – The lawsuit challenging the project approval has been settled and it is expected that a contract for engineering design will be considered soon.
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. Staff sent a follow-up letter to the wildlife agencies on June 29, 2017, seeking clarification on the proposed biological mitigation requirements. Staff is now coordinating with the consultant to final the EIR and start the decision-making process.

Institutional

1. Self-Realization Fellowship Center (Developer: John Pyjar, Domusstudio Architecture 1840 Del Dios Rd. – The CUP application was submitted on November 14, 2016. The applicant resubmitted revised plans and technical studies on May 19, 2017, and staff has been issuing comments on the various documents. Another resubmittal from the applicant was received on August 22, 2017. Comments from Engineering and Utilities were sent to the applicant last week and a follow-up meeting with the applicant occurred on October 4, 2017. A revised project submittal is expected soon.
3. Chalice Unitarian Universalist Congregation (Developer: Pete Bussett, Bussett Architecture) 2324 Miller Avenue – This CUP to expand an existing 3,300 square foot religious facility by adding approximately 3,100 square feet of multi-purpose building and foyer was originally submitted in November of 2015. The applicant has been revising the project to respond to

staff comments and meet the needs of the congregation. A revised project submittal is expected this week. The Mitigated Negative Declaration completed a 20-day public review period on October 18, 2017.

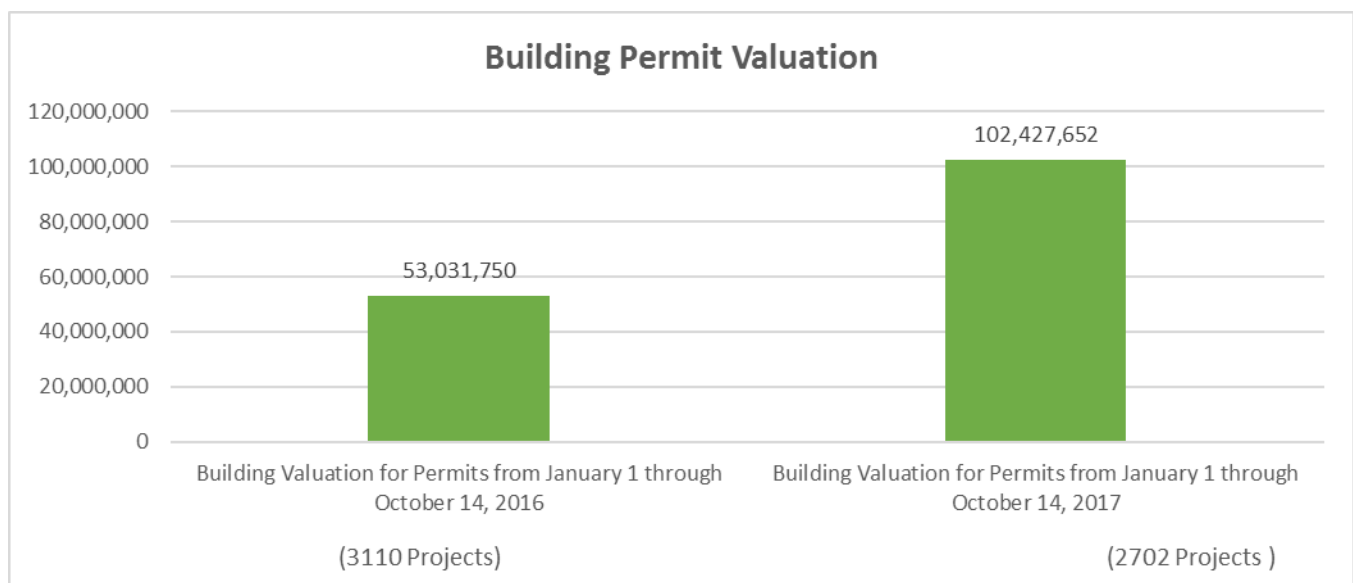
Residential

1. Citron (formerly Stella Park) (Developer: William Lyon Homes) 63 condo units at 2516 S. Esc. Blvd. – Building plans were submitted on April 6, 2017. Esgil and Planning have provided comments. Fire has approved the building plans. The rough grading has been completed on the site. The applicant resubmitted the precise grading plan on July 14, 2017. Engineering returned comments on August 15, 2017. The applicant has submitted revised grading plans and discussions are on-going regarding potential storm water solutions.
2. Wohlford (Developer: Jack Henthorne) 55 lots at 661 Bear Valley Pkwy. –City staff is currently working to complete negotiations on the terms for the Development Agreement and schedule the item with the Planning Commission for review and consideration, most likely in January of 2018.
3. Safari Highlands Ranch (SHR) (Developer: Jeb Hall, Concordia Homes) 550 lots east of Rancho San Pasqual – A second revised tentative map depicting various minor changes and clarifications to roads, easements and drainage facilities was submitted on April 25, 2017. Revised technical engineering reports as well as responses to staff comments also have been submitted for review. The revised studies have been loaded on the City's website at the following link: [Safari Highlands Ranch Specific Plan - City of Escondido](#). The applicant filed revised emergency access plans on September 15, 2017. These plans are currently being reviewed by Fire, Engineering and Planning. A Notice of Availability for the Draft EIR was issued on October 16, 2017. The Draft EIR has a 52-day public review period that starts on October 16 and ends on December 7, 2017. The Draft EIR and appendices have been posted on the Safari Highlands website link.
4. 18 lots at 701 San Pasqual Valley Rd (Developer: Bob Stewart) – A three-year extension of time for the previously approved ten-lot subdivision (Tract 895) was approved by the City Council on June 7, 2017. Staff comments on the revised tentative map were issued the last week of July. Staff met with the applicant recently regarding unresolved project design issues.
5. Escondido Gateway (Developer: Carolyn Hillgren, Lyon Living) 126 condo units at 700 W. Grand – Building plans have been approved by Esgil, Planning and Fire. Grading plans have been approved by Utilities, Planning and Fire. A street vacation for right-of-way frontage along Grand Avenue is pending. Demolition is complete and permits are nearly ready to be issued.
6. The Villages at Escondido Country Club (Developer: Jason Han, New Urban West, Inc.) 392 residences – Planning staff has provided a location on the city's website for ECC project-related documents and plans. A 45-day public review period for the Draft EIR ended on August 18, 2017. The Final EIR including responses to the comments that were received has been completed. The Final EIR and appendices have been placed on the city website. It is anticipated that the Planning Commission will review and consider the Project application on October 24th to make a recommendation to City Council. This information along with project

status and other related information can be accessed at the following link: [ECC - City of Escondido](#)

7. Ivy/Valley Parkway Mixed-Use Development (Developer: Abad Rahan Pars Inc./ Norm Wieme, Architect) 20 condo units at 113 N. Ivy - The applicant has indicated that grading and building plans are expected to be submitted into plan check soon. The reimbursement agreement for new water infrastructure that will be installed by the project in the adjoining alley is being readied for City Council approval.
8. North Avenue Estates (Developer: Casey Johnson) 34 lots at North Ave./Conway Dr. – A new annexation survey of surrounding property owners was mailed out at the request of LAFCO. A neighborhood meeting hosted by staff and the project applicant occurred on August 9, 2017. The applicant has reviewed drainage issues with the Engineering Division and a revised tentative map has been submitted.
9. Aspire (106 condo units on Municipal Lot 1) and The Ivy (95 condo units at 343 E. 2nd) (Developer: Addison Garza, Touchstone Communities) – The proposal consists of three separate downtown project sites proposed for mixed-use, residential and parking garage components on Parking Lot 1, Parking Lot 4 and the former Escondido Surgery Center property. Applications were submitted for entitlement processing on June 23, 2017. A project kick-off meeting with the applicant and city staff occurred on July 13, 2017. On July 24, 2017, staff sent a letter to the applicant indicating the project application submittal was incomplete. Subsequent meetings with the applicant and staff have been on-going.
10. 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.

Building Division

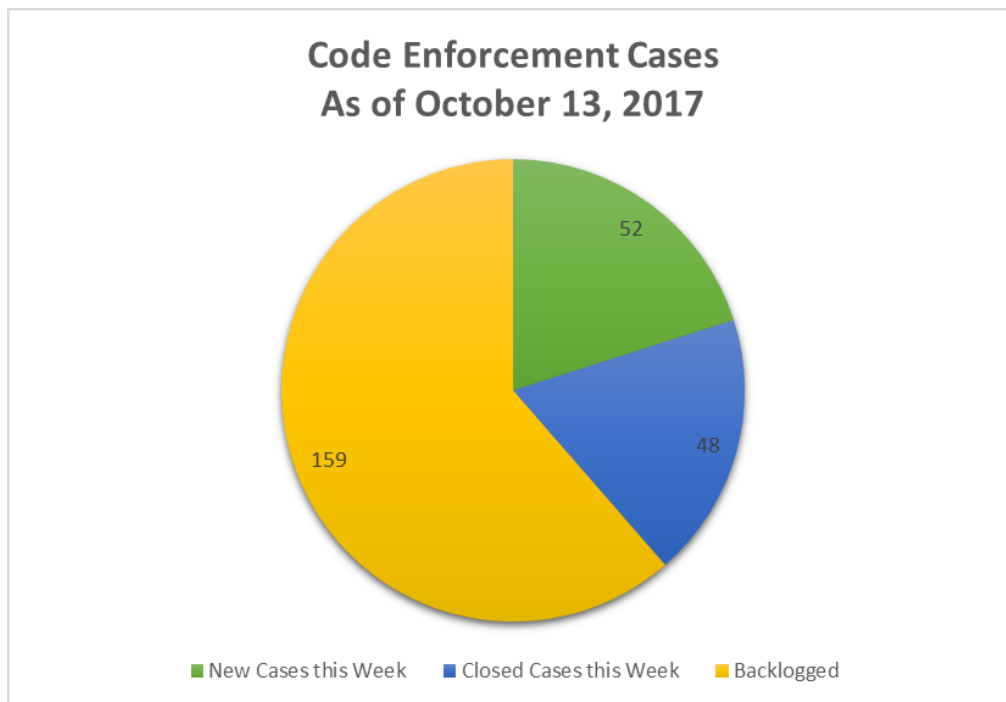


Building Permits Issued Last Week	Total Valuation
67	\$3,282,083

1. A total of 26 solar photovoltaic permits were issued for the week. The Building Division has issued 764 solar permits this year, to date, compared to 1,029 issued during the same time last year.
2. Our building inspectors responded to 254 inspection requests for the week.
3. Building has issued 185 single-family dwelling permits this year and 224 multi-family units. This compares with 56 single family dwellings and 88 multi-family dwellings for the same time last year.
4. Projects nearing permit issuance are:
 - a. 917 W Lincoln, 3 new apartment buildings, 9 units.
 - b. 700 W Grand Ave Gateway project (former police building)
5. The construction of the City Plaza three-story mixed use building at 300 S. Escondido Blvd. continues with a request for temporary meter releases in preparation for building completion the first part of 2018.
6. The Meadowbrook, three-story apartment building with underground garage at 2081 Garden Valley Glen is preparing the building for final inspection.
7. Escondido Disposal is requesting inspection for site walls and framing of the weigh station.
8. The medical office building at 2125 Citracado Pkwy is now installing drywall and exterior lath.
9. The medical office building at 1951 Citracado Pkwy has received inspection approval for drywall and interior shell. Plans have been approved for the tenant improvement portion of the project. Exterior stucco is being applied.
10. The Westminster Seminary at 1725 Bear Valley Pkwy is preparing for exterior shear wall and framing inspections.
11. The children's building for Emanuel Faith Church at 639 E 17th Ave has received inspection approval for the framing of the building. The Church of Resurrection at 1445 Conway has received inspection approval for roof sheathing.
12. The new Veterans Village project at 1540 S Escondido Blvd has received underground plumbing, partial foundation and masonry inspections for the residential buildings.
13. The fifth lift of the exterior masonry walls are being erected at 999 N. Broadway for the new supermarket shell building.
14. The Ford dealership at 1717 Auto Park Way has commenced on the second phase of construction which includes the interior remodel and new showroom addition.

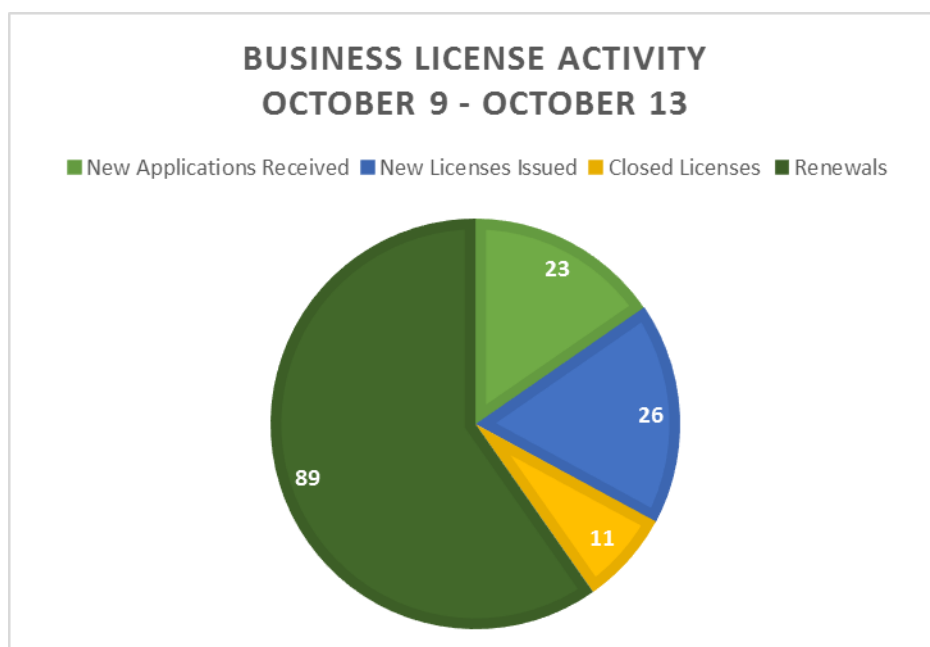
15. The Latitude II multi-family residential development at 650 N. Centre City Parkway has received foundation inspection approval for Buildings 1 and 2.

Code Enforcement

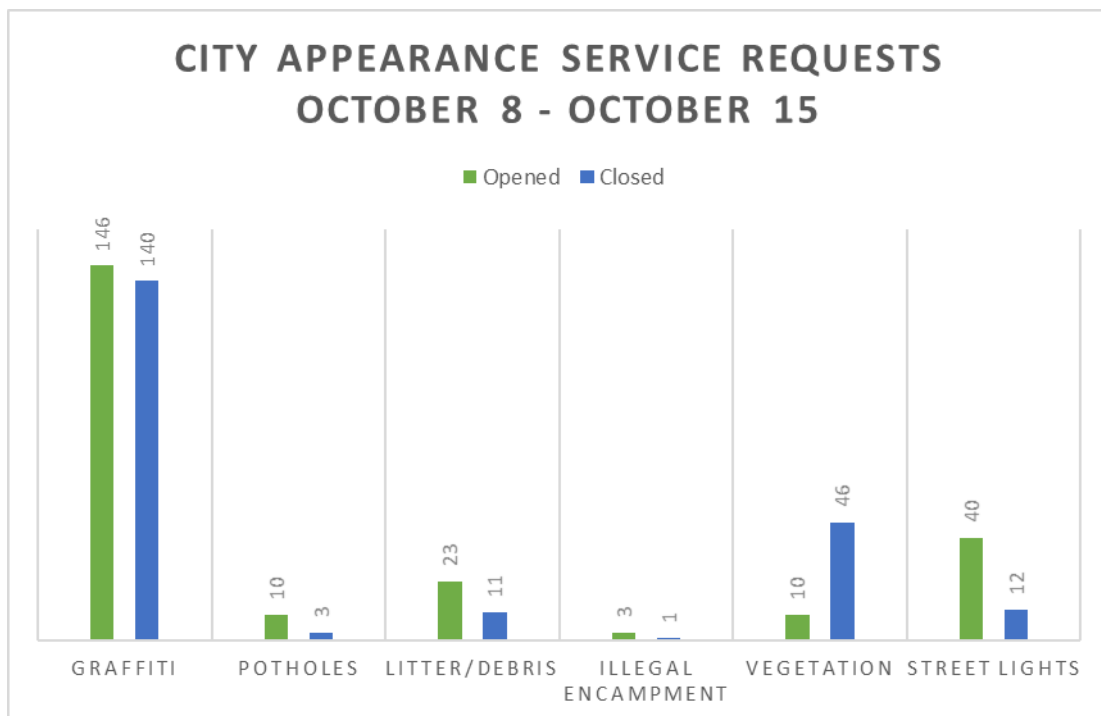
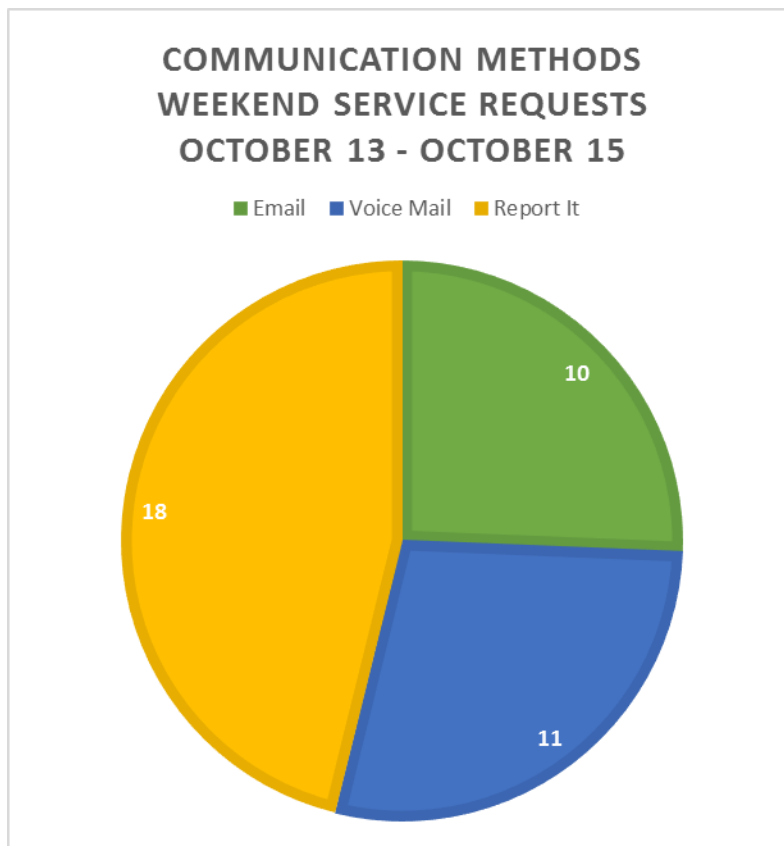


Total Open Code Cases	Illegal Signs Confiscated over the Previous Weekend
332	217

Business Licensing



Public Works Operations



Graffiti Restitution

Collected This Week	Collected Year to Date
\$210	\$7275.71

ENGINEERING

Capital Improvements

Valley Pkwy/Valley Center Road Widening Project

The contractor is continuing to construct the new Valley Center roadway segment north of Lake Wohlford Road this week. Work within the channel will begin next week, beginning with the saw cutting of the existing concrete channel. Storm drain construction has begun with the excavation of the first box structure located at Bevin Drive. A 10" roadway section was removed this week along the Valley Center Roadway portion of the project to facilitate more bridge widening. Staff is continuing to monitor the traffic impact in the corridor and are making adjustments to the traffic signal timing to accommodate the best travel time for travel along Valley Parkway. A mobile electronic speed limit sign has been deployed reinforcing the posted 25 MPH speed limit. Please be careful when traveling through the construction zone and please follow the posted speed limits.

Neighborhood Lighting Project

No changes from that reported last week: The Notice to Proceed date for the project is October 30th. The scope of work for the project includes the installation of 44 new street poles along with the replacement of 22 existing street light fixtures with the latest L.E.D. fixtures in 5 neighborhood areas.

2017 Street Rehabilitation and Maintenance Project

The Notice to Proceed for the project is set for Monday, October 23rd. Door hangers notices were placed by City staff this week on the final 30 residences that have not responded to the street tree preselection process.

Corrugated Metal Storm Drain Pipe Assessment Study

This project televises all City-maintained corrugated metal pipes (CMP) and assesses their condition to allow proactive and efficient pipe maintenance. To date, approximately 55% of the CMP storm drains have been televised.

Private Development

Pradera - Lennar Communities

Phase 8 homes are being released for occupancy this week.

Lexington Model Homes - KB Homes

No changes from that reported last week: Construction of surface improvement along Ash Street is continuing this week in anticipation of the first occupancies expected in October. Day time closures of Ash Street between Lehner Avenue and Vista Avenue have been extended until Friday, October 27. The work will be permitted between the 8:00 a.m. and 2 p.m. time period when school is in session. Electronic message boards have been placed prior to the

closure and the developer and City will work closely with the Rincon Middle School representative.

Citron Project by William Lyon Homes

The project is idled this week. The project is located at 2516 S. Escondido Boulevard.

Tract 932 - Canyon Grove Shea Homes Community

Another phase of water line construction is set to begin this week.

Latitude II Condominiums by a Lyon Homes Partnership: Washington Avenue at Centre City Parkway

The construction of offsite storm drain is continuing this week with work extending along Washington Avenue. Onsite testing of another segment of water main is set to commence this week. The import of material is continuing on the final building pad this week.

Veterans Village

No changes from that reported last week: The project's water improvement is continuing this week, with work being performed onsite.

Tract 877 – Bernardo Ave. by Ambient Communities:

Streetlight poles were stood this week.

Victory Industrial Park

The grading operation is continuing with the importing of material. The project is located at 2005 Harmony Grove Road and is 5.4 acres in size.

Centerpoint Project

Onsite construction of water quality basins is underway. The project is located at 999 Broadway.

Spring Hill Suites Hotel/ La Terraza Boulevard

No changes from that reported last week: The grading operation is continuing this week with the construction of the block wall along La Terraza Boulevard. Excavation of the footing for a new retaining wall along the rear of the property has begun.

Centre City Parkway Shopping Center

The project is idled at this time. The project is located at the corner of Mission Avenue and Centre City Parkway.

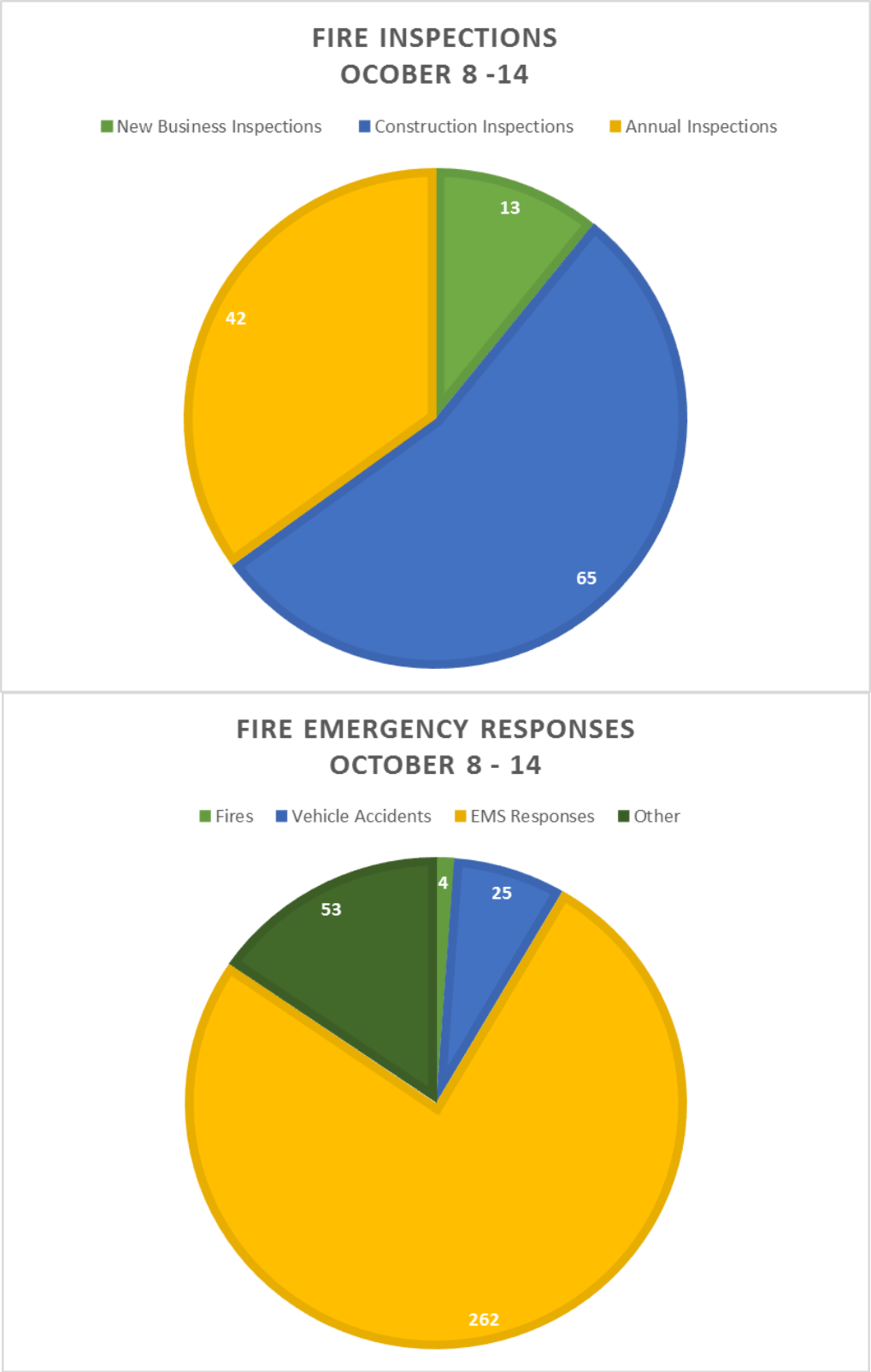
Escondido Disposal Facility

No changes from that reported last week: The onsite construction of storm drain and water quality basins is proceeding this week.

Starbucks

The demolition of the old Block Buster building, located at the corner of El Note Parkway and Centre City Parkway, began this past week. In its place will be a new Starbucks offering drive thru service.

FIRE
Inspections:



Total Emergency Responses (Year To Date)	13,044
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News

Staffing:

- Captain Matthews has successfully completed his Acting Battalion Chief certification. Please join us in congratulating him.
- Non-Safety Paramedics Justin Sandling and Darren Fitzpatrick were promoted to Firefighter Paramedic effective September 24, 2017 and have completed the 2 week, in-house Firefighter Paramedic Academy.
- Fire Engineer Chris Arnold was promoted to Fire Captain effective October 8, 2017. Captain Arnold remained at Station 4 and his first assignment as Captain was October 14th, 2017.
- Firefighter Paramedic Jordan Lara was promoted to Fire Engineer effective October 8th, 2017. Engineer Lara's last shift as a FF/PM at Station 1 was October 10th and he is assigned to Station 4, effective October 14, 2017.
- Firefighter Paramedic Scott Lofvendahl was promoted to Fire Engineer effective October 8th, 2017. Engineer Lofvendahl's last shift as a FF/PM at Station 1 was October 7th and he is assigned to Station 4, effective October 12, 2017.

California Wildfires:

- Escondido Fire Department Captain Head, Engineer Good and Firefighter Paramedics Smith and McCauley (OES 8632) were deployed to the Canyon 2 Fire in Anaheim Hills, CA.
- Escondido Fire Department Captain Barratt, Engineer Collins and Firefighter Paramedic San Nicolas (Patrol 135) were deployed to the Atlas Fire (Southern LNU Complex) in Sonoma County, CA.
- Escondido Fire Department Engineer Dominic Polito was deployed to the Tubbs Fire in Napa County as a Public Information Officer. The Tubbs Fire has currently burned approximately 36,432 acres and is 91% contained.
- Escondido Fire Department Battalion Chief Bertrand and Captain Miller were deployed to the Redwood Valley Fire (Mendocino Lake Complex) in Mendocino County.

POLICE

INCIDENTS:

- On 10/8/17 at 14:03 hours, an uninvolved reporting party stated he saw a Hispanic male point a “machine gun” type weapon at another person in Washington Park. No victim ever called in. Officers arrived at the park shortly after the call and saw a black male walking away from a pickup truck. They developed additional information that the black male may have been with the gun-wielder during the incident. Inside the truck in plain view, officers recovered a Mac-9 type weapon. It was loaded with a 30-round magazine and had a round in the chamber. During their investigation the owner of the truck called from a nearby business and stated his truck had been stolen. The owner did not match the suspect description. Investigation is ongoing.
- On 10/10/17 at 02:58 hours, officers responded to the 7-11 at 1702 S. Escondido Blvd for a robbery with a gun that had just occurred. The loss was cash from the register. An officer was on scene almost immediately and located a vehicle matching the description given in the area of Escondido Blvd and Vermont Ave. The officer followed the suspect vehicle south on I-15 until additional units caught up, and a traffic stop was made at Mercy Rd. Three occupants were detained without incident. The cash, gun and the bandanna used during the incident were all located in the suspect vehicle. The three occupants were ultimately arrested for Armed Robbery.
- On 10/10/17, Investigators following up on the gun recovery/stolen vehicle case at Washington Park (referenced above on 10/8/17) gathered information that a previously unreported shooting had occurred in the 800 block of E. 2nd Avenue, and that the victim was still at Palomar Medical Center. After confirming the information and verifying that the suspect was currently at an E. 2nd Avenue address and possibly armed with another handgun, SWAT was activated. SWAT took the suspect into custody without incident, and he was charged with numerous felony violations.
- On 10/10/17 at 19:00 hours, officers responded to the Boost Mobile Store, 637 W. 9th Ave, in reference to an armed robbery. Units arrived on scene at 1903 hours and determined that a male and a female suspect entered the store. The male held the clerk at gunpoint while the female suspect emptied the cash registers. The clerk was not injured. Officers, with the assistance of ASTREA, searched for the suspects but they were not located.
- On 10/11/17 at 18:30 hours, officers responded to Dick’s Sporting Goods, 1200 Auto Park Way, referencing a robbery that had just occurred. A Black Male Adult, 30’s, slim build, wearing a white shirt, blue baggy pants and a black belt, and a Black Female Adult, 5-6, black hair, glasses, wearing a long sleeve light colored shirt and light blue jeans, walked into the store. They were recognized by a flyer that was circulated to various Dick’s Sporting Goods regarding thefts. The suspects selected “Yeti” cooler bags and when confronted, pushed the clerk out of the way and fled the store in a dark colored SUV type vehicle.
- On 10/11/17 at 22:52 hours, an officer attempted to stop a silver Chevy Cobalt for vehicle code violations in the area of E. Washington and Ash St. The vehicle fled at a high rate of speed and was lost around Daisy/Lincoln. About two minutes after the vehicle was lost, but another officer located it unoccupied in the 1000 block of Daisy St.

A perimeter was set, but the suspect was not located. At 0020 hours, the original officer sees and detains the suspect in the 1000 block of Daisy St. The suspect was arrested for Felony Evading and an outstanding felony warrant.

- On 10/12/17, at 00:18 hours, dispatch received several “sounds of gunshots” calls in the area of 3rd Av/Beech St. When officers arrived they found a victim lying in a driveway with a gunshot wound to his leg. The victim was uncooperative with providing any suspect or crime scene information. The injury is non-life threatening.
- On 10/12/17 at 14:05 hours, a Pacific Islander Male, 5’-7” tall, 195lbs, heavy set, wearing a red T-shirt, khaki pants and black and white BB cap, entered the Chase Bank at 326 W. El Norte Parkway. and passed a demand note to a bank teller. The teller gave cash to the suspect who quickly walked out of the bank. The suspect fled the area in an older large (90’s) model white sedan.
- On 10/13/17 at 09:10 hours, officers responded to a report of multiple transients trespassing to the rear of the Mariachi’s Mexican Restaurant, 609 N. Escondido Blvd. Three male adults and one female adult were contacted. One of the male subjects became aggressive toward officers and was ultimately taken into custody following a use of force that resulted in minor injuries (scraps, cuts and bruising) to three officers. The suspect was arrested and charged with Felony Resisting.
- On 10/13/17 at 9:38 PM, officers responded to a serious injury collision at the intersection of El Norte Parkway and Ash St. Officers arrived just minutes later and discovered a two vehicle collision. The collision involved a 1997 Saturn and a 2017 Toyota Yaris. The driver of the Saturn suffered major injury and died at the scene. There were two occupants in the Toyota, both of whom were transported to Palomar Hospital by Escondido Fire paramedics for treatment of minor injuries. Based on the witness statements and physical evidence at the scene it appears the Saturn was traveling east on El Norte Parkway at a high rate of speed. The driver lost control and crossed into west bound traffic lanes. The Toyota was traveling west on El Norte parkway being driven by a 23-year-old female. The two vehicles collided just west of the intersection. The driver of the Saturn has not been identified at this point. Alcohol or drug impairment does not appear to be a factor in this collision. However, the investigation is ongoing.

COPPS:

The EPD 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 and community issues. Addressing crime and public nuisance in Grape Day Park is one project the Unit has been tasked with, along with patrolling the Downtown Business District and surrounding areas.

- 2 arrests were made
- 11 citations were issued
- HEP A shots detail – 20 contacted, 8 received shots, 8 already had it, 4 refused vaccination
- Met with San Diego County HHS to discuss outreach and services for homeless

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