APRIL 23, 2014
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	**Olga Diaz**
COUNCIL MEMBERS	**Ed Gallo** **John Masson** **Michael Morasco**
CITY MANAGER	**Clay Phillips**
CITY CLERK	**Diane Halverson**
CITY ATTORNEY	**Jeffrey Epp**
DIRECTOR OF COMMUNITY DEVELOPMENT	**Barbara Redlitz**
DIRECTOR OF PUBLIC WORKS	**Ed Domingue**

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.

April 23, 2014
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, Clay Phillips
Employee Organization: Escondido City Employee Association: Supervisory Bargaining Unit

b. **Agency Negotiator:** Sheryl Bennett, Clay Phillips
Employee Organization: Non-Sworn Police Bargaining Unit

c. **Agency Negotiator:** Sheryl Bennett, Clay Phillips
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

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

a. **Property:** 418 E. Second Avenue
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: Grand Dentistry
Under Negotiation: Price and Terms of Agreement

b. **Property:** 1201 E. Washington Avenue
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: The Phair Company
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT

April 23, 2014
4:30 P.M. Meeting

Escondido City Council
Mobilehome Rent Review Board

CALL TO ORDER

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

FLAG SALUTE

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

ORAL COMMUNICATIONS

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

CONSENT CALENDAR

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

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: Regular Meeting of April 2, 2014**

4. **TIGER DISCRETIONARY GRANT APPLICATION -**
Request Council authorize the Public Works Director/City Engineer to complete applications to the US Department of Transportation for a TIGER Discretionary Grant for the construction of the Citracado Parkway Extension Project.

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

5. **APPROVAL OF SECOND AMENDMENT TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, SAN DIEGO REGIONAL COPERMITTEES MEMORANDUM OF UNDERSTANDING -**
Request Council authorize the Mayor and City Clerk to sign the Second Amendment to the National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees Memorandum of Understanding.

Staff Recommendation: **Approval (Utilities Department/Environmental Programs: Christopher McKinney)**

RESOLUTION NO. 2014-45

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

6. **SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES IN THE MOUNTAIN SHADOWS MOBILE HOME PARK -**
Request Council approve the short-form rent increase application submitted for the City-owned spaces in Mountain Shadows Mobile Home Park granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.460% (an average of $8.18) for the period of December 31, 2011 to December 31, 2013.

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RRB RESOLUTION NO. 2014-02

7. **SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES IN THE ESCONDIDO VIEWS MOBILE HOME PARK -**
Request Council approve the short-form rent increase application submitted for the City-owned spaces in Escondido Views Mobile Home Park granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.460% (an average of $9.65) for the period of December 31, 2011 to December 31, 2013.

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RRB RESOLUTION NO. 2014-03

CURRENT BUSINESS

8. **INITIATION OF AN ANNEXATION AND ASSOCIATED PROJECT PROCESSING FOR THE PROPOSED DEVELOPMENT OF THE 'SAFARI HIGHLANDS RANCH SPECIFIC PLAN' -**
Request Council initiate the proposed application authorizing staff to work on the project; and direct staff to collect an initial deposit of $5,000 from the applicant to establish a cost-recovery account for reimbursing staff time on work involved in conducting interviews and drafting contracts associated with hiring contract personnel to oversee the project processing under the City's supervision.

Staff Recommendation: **Provide Direction (Community Development Department: Barbara Redlitz)**

WORKSHOP

9. **FISCAL YEAR 2014/2015 BUDGET BRIEFING -**
Request Council provide direction regarding the Fiscal Year 2014/2015 General Fund Operating Budget.

Staff Recommendation: **Provide Direction (Finance Department: Sheryl Bennett)**

10. **CODE ENFORCEMENT WORKSHOP -**
Request Council provide direction on Code Enforcement activities, strategies, priorities and budget alternatives; and provide direction to implement Council's goal of proactive Code Enforcement.

Staff Recommendation: **Provide Direction (Community Development Department/Code Enforcement: Barbara Redlitz)**

FUTURE AGENDA

11. **FUTURE AGENDA -**
The purpose of this item is to identify issues presently known to staff or which members of the 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 UPDATE/BRIEFING

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

- **CITY MANAGER'S 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. Speakers are limited to only one opportunity to address the Council under Oral Communications.

ADJOURNMENT

UPCOMING MEETING SCHEDULE

Date	Day	Time	Meeting Type	Location
April 30	-	-	No Meeting	-
May 7	Wednesday	3:30 & 4:30 p.m.	Council Meeting	Council Chambers
May 14	Wednesday	4:30 p.m.	Town Hall Meeting	California Center for the Arts
May 21	Wednesday	3:30 & 4:30 p.m.	Council Meeting	Council Chambers

TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, 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 839-4641. 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.: 3
Date: April 23, 2014

CITY OF ESCONDIDO

April 2, 2014
3:30 P.M. Meeting Minutes

Escondido City Council

THIS MEETING WAS CANCELLED

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, April 2, 2014 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTEDANCE

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

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

a.	**Agency Negotiator:**	Sheryl Bennett, Clay Phillips
	Employee Organization:	Escondido City Employee Association: Supervisory Bargaining Unit
b.	**Agency Negotiator:**	Sheryl Bennett, Clay Phillips
	Employee Organization:	Non-Sworn Police Bargaining Unit
c.	**Agency Negotiator:**	Sheryl Bennett, Clay Phillips
	Employee Organization:	Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

ADJOURNMENT

CITY OF ESCONDIDO

April 2, 2014
4:30 P.M. Meeting Minutes

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, April 2, 2014 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

FLAG SALUTE

Boy Scout Troop 668 led the Flag Salute.

ATTENDANCE

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

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Barbara Redlitz, Community Development Director; Ed Domingue, Public Works Director, Diane Halverson, City Clerk; and Liane Uhl, Minutes Clerk.

ORAL COMMUNICATIONS

Nicole Downey, Escondido, invited the public to a picnic and to sign a petition to place an initiative on the November ballot on Saturday, April 5, 2014 in Jesmond Dene Park from 1:00 – 3:00 p.m.

CONSENT CALENDAR

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Masson that the following Consent Calendar items be approved. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: None Scheduled**

4. **SUMMARY STREET VACATION: PORTION OF SOUTH BROADWAY AT 828 SOUTH BROADWAY BETWEEN 8TH AVENUE AND KHAYYAM ROAD -** Request Council authorize the summary street vacation of a portion of South Broadway adjacent to 828 South Broadway, between 8th Avenue and Khayyam Road. (File No. 0690-40)

Staff Recommendation: **Approval (City Manager's Office/Real Property: Charles Grimm)**

RESOLUTION NO. 2014-37

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

5. **AMENDMENT TO FISCAL YEAR 2013-2014 ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - BUDGET ADJUSTMENT AND CHANGE ORDER APPROVAL FOR THE GRAPE STREET IMPROVEMENT PROJECT -** Request Council approve a budget adjustment and change order to the purchase order with L.B. Civil Construction Inc., the general contractor for the Grape Street Improvement Project in the amount of $55,000. (File No. 0870-11)

Staff Recommendation: **Approval (Public Works Department/Neighborhood Services: Ed Domingue)**

Danielle Lopez, Neighborhood Services Manager, gave the staff report.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve a budget adjustment and change order to the purchase order with L.B. Civil Construction Inc., the general contractor for the Grape Street Improvement Project in the amount of $55,000. Motion carried unanimously.

6. **LAKE WOHLFORD ROAD ANNEXATION (PHG 14-0001 / PHG 14-0002) -** Request Council approve to pre-zone 1.3 acres of city-owned land (APN #240-030-2700) from County 'A-70' (Agriculture; minimum 4-acre lot size) to City 'OS' (Open Space); and initiate processing of the annexation to the Local Agency Formation Commission (LAFCO) involving detachments from County Service Area 135 and Valley Center Fire Protection District. (File No. 0850-20)

Staff Recommendation: **Approval (Community Development: Barbara Redlitz)**

A) RESOLUTION NO. 2014-13 B) ORDINANCE NO. 2014-08 (Introduction and First Reading)

Jay Petrek, Assistant Planning Director, gave the staff report and presented a series of slides.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Councilmember Masson and seconded by Councilmember Diaz to approve to pre-zone 1.3 acres of city-owned land (APN #240-030-2700) from County 'A-70' (Agriculture; minimum 4-acre lot size) to City 'OS' (Open Space); initiate processing of the annexation to the Local Agency Formation Commission (LAFCO) involving detachments from County Service Area 135 and Valley Center Fire Protection District; introduce Ordinance No. 2014-08 and adopt Resolution 2014-13. Motion carried unanimously.

CURRENT BUSINESS

7. **ADOPTION OF THE UPDATED CITY OF ESCONDIDO DESIGN STANDARDS AND STANDARD DRAWINGS DATED APRIL 2, 2014, SAN DIEGO REGIONAL STANDARD DRAWINGS (2012 EDITION) AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREEN BOOK 2012 EDITION) AND REGIONAL SUPPLEMENTAL AMENDMENTS -** Request Council approve updating the City of Escondido Design Standards and Standard Drawings, San Diego Regional Standard Drawings (2012 Edition) and Standard Specifications for Public Works Construction (The Green Book 2012 Edition) and Regional Supplemental Amendments. (File No. 0680-50)

   Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

   RESOLUTION NO. 2014-08

Homi Namdari, Engineering Department, gave the staff report and presented a series of slides.

MOTION: Moved by Councilmember Masson and seconded by Councilmember Gallo to approve updating the City of Escondido Design Standards and Standard Drawings, San Diego Regional Standard Drawings (2012 Edition) and Standard Specifications for Public Works Construction (The Green Book 2012 Edition) and Regional Supplemental Amendments and adopt Resolution No. 2014-08. Motion carried unanimously.

WORKSHOP

8. **COUNCIL UPDATE - RECYCLED WATER AND POTABLE REUSE PROGRAM - Request Council receive and file proposed Recycled Water and Potable Reuse Program report.** (File No. 1320-90

   Staff Recommendation: **Receive and File (Utilities Department: Christopher W. McKinney)**

Christopher McKinney, Utilities Director, gave the staff report and presented a series of slides.

Delores McQuiston, Escondido, urged Council to adopt Option 2.

Phil Henry, Escondido, asked Council to provide recycled water to the City's agricultural community.

Edward Grangetto, Escondido, requested that council make recycled water available to the growers in the City.

Mike Hillebrecht, Escondido, urged Council to adopt Option 2.

COUNCIL ACTION: DIRECTED STAFF TO PROCEED WITH OPTION 2: EXPAND THE RECYCLED WATER SYSTEM AND DEVELOP POTABLE REUSE.

FUTURE AGENDA

9. FUTURE AGENDA -
The purpose of this item is to identify issues presently known to staff or which members of the 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 attended a Borders Committee meeting where construction at the Otay Mesa Border Crossing was discussed.

Councilmember Masson indicated that he was appointed to the Housing Community and Economic Development Sub-committee for the League of California Cities.

Mayor Abed read an e-mail from several citizens thanking staff for their work on the Encino Drive/El Dorado Drive storm drain replacement project. He stated that SANDAG would be discussing Performance Measures at their next meeting.

CITY MANAGER'S UPDATE/BRIEFING

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

- **CITY MANAGER'S UPDATE -**

ORAL COMMUNICATIONS

None

ADJOURNMENT

Mayor Abed adjourned the meeting at 6:40 p.m.

______________________________ ______________________________
MAYOR CITY CLERK

____
MINUTES CLERK

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. ______________ File No. ______________
Ord No. ______________

Agenda Item No.: 4
Date: April 23, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Public Works Director/City Engineer
Karen Youel, Management Analyst

SUBJECT: TIGER Discretionary Grant Application

RECOMMENDATION:

It is requested that Council authorize the Public Works Director/City Engineer to complete applications to the US Department of Transportation for a TIGER Discretionary Grant for the construction of the Citracado Parkway Extension Project.

FISCAL ANALYSIS:

The Citracado Parkway Extension Project is anticipated to cost approximately $31,000,000. Two applications will be submitted. The first is a $12,500,000 grant for construction in order to complete funding for the project. The second is a $750,000 grant to complete National Environmental Policy Act (NEPA) review and environmental mitigation. TIGER grants require a minimum 20% match for urban projects. The City has previously received sufficient funds from Palomar Health and TransNet to match this grant.

BACKGROUND:

The FY 2014 Appropriations Act appropriated $600 million to be awarded by DOT for National Infrastructure Investments (also referred to as "TIGER Discretionary Grants" program). Like previous rounds, the FY 2014 TIGER Discretionary Grants are for capital investments and planning for surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant impact on the Nation, a metropolitan area, or a region. The program encourages transportation projects that better connect communities to centers of employment, education, and services and that hold promise to stimulate long-term job growth.

The City will apply for funds to complete the Citracado Parkway Extension Project. Funds will be used for the federal environmental clearance or to complete construction of the missing section of Citracado Parkway from Andreason to Avenida Del Diablo. Citracado Parkway is currently planned as a Major Road from Interstate 15 to State Highway 78. The ultimate project will construct an extension of Citracado Parkway providing four through lanes and separated left turn lanes. Planned improvements include pavement, curb, gutter, sidewalk, a Class 2 bike lane, and street lights. Major intersections will be signalized and a bridge structure will be constructed over Escondido Creek between Harmony Grove Road and Avenida Del Diablo and will provide a major southern access to a planned industrial park and a new regional hospital. This project is anticipated to cost approximately $31,000,000.

The Citracado Parkway Extension Project has received environmental clearance required by CEQA (the final environmental impact report was completed April 2012). NEPA studies will be required by the funding source. If selected, NEPA must be completed by June 2016. Funds have previously been encumbered for a design contract and value engineering. With TIGER funding, construction is anticipated to commence in early 2017 and be completed in two years.

CONCLUSIONS:

Staff recommends pursuing a TIGER Discretionary Grant for the construction of the Citracado Parkway Extension project.

Respectfully submitted,

Edward N. Domingue, P.E.
Public Works Director/City Engineer

Karen Youel
Management Analyst

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. ____________ File No. ____________
Ord No. ____________

Agenda Item No.: 5
Date: April 23, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Christopher McKinney, Director of Utilities

SUBJECT: Approval of Second Amendment to National Pollutant Discharge Elimination System, San Diego Regional Copermittees Memorandum of Understanding

RECOMMENDATION:

The Utilities Department requests that Council adopt Resolution No. 2014-45 authorizing the Mayor and City Clerk to sign the Second Amendment to the National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees Memorandum of Understanding ("MOU").

FISCAL ANALYSIS:

The City of Escondido's portion of the cost share is $140,191 of the over $4,000,000 budgeted to implement the regional stormwater program. This has been accounted for in the Stormwater Budget request for Fiscal Year 2014-15.

COUNCIL ACTION PLAN:

None

PREVIOUS ACTION:

The City has previously been a signatory to the MOU executed in 2007 and a subsequent amendment in 2010.

BACKGROUND:

This MOU has been the vehicle used to accomplish permit-mandated requirements at a regional level, resulting in efficiencies by eliminating duplication of effort in multiple agencies. The current MOU is set to expire on May 8, 2014, which will compromise the ability of the Copermittees to share costs, and therefore implement joint permit-compliance efforts. This MOU has been extended to August 31, 2015, to allow the program to continue through Fiscal Year 2014-15 and for invoices relating to that effort to be paid.

Previously, the budget and the MOU have been kept separate, with the budget being developed and approved on an annual basis. By agreement of the participating agencies, this and any future MOUs will include not-to-exceed annual costs for implementation of the MOU. The total budget approved under this amendment is $4,051,589, of which the City of Escondido's share is $140,191. This share is based on a formula that uses the percentage of the total population affected and percentage of the total urbanized land area that can be attributed to Escondido, and an equal division of 10 percent of the costs between the 21 Copermittees.

Respectfully submitted,

Christopher W. McKinney

Christopher McKinney
Director of Utilities

Agenda Item No.: 5
Date: April 23, 2014

RESOLUTION NO. 2014-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR AND CITY CLERK, TO EXECUTE, ON BEHALF OF THE CITY, THE SECOND AMENDMENT TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, SAN DIEGO REGIONAL STORMWATER COPERMITTEES MEMORANDUM OF UNDERSTANDING

WHEREAS, on May 8, 2013, the San Diego Regional Water Quality Control issued National Pollutant Discharge Elimination System ("NPDES") Order No. R9-2013-0001, which includes requirements in addition to those that were imposed on the Copermittees in NPDES Permit No. R9-2007-0001; and

WHEREAS, the Copermittees entered into a NPDES San Diego Regional Stormwater Copermittees Memorandum of Understanding ("MOU") on November 16, 2007, to comport with the NPDES Permit No. R9-2007-0001 requirement that they cooperate in the implementation of activities and programs; and

WHEREAS, the Copermittees wish to amend the MOU to extend the termination date of the MOU through August 31, 2015, and expressly limit the sharing of Fiscal Year 2014-15 expenditures to those identified in this amendment;

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

1. That the above recitations are true.

2. That the City Council authorizes the Mayor and City Clerk to sign the Second Amendment to NPDES San Diego Regional Stormwater Copermittees Memorandum of Understanding, which is attached as Exhibit "1" to this Resolution and incorporated by this reference.

SECOND AMENDMENT TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM SAN DIEGO REGIONAL STORMWATER COPERMITTEES MEMORANDUM OF UNDERSTANDING

This Second Amendment to National Pollutant Discharge Elimination System San Diego Regional Stormwater Copermittees Memorandum of Understanding (MOU), dated March 21, 2014, is entered into by the County of San Diego (County), the San Diego Unified Port District (Port), the San Diego County Regional Airport Authority (Airport), and the incorporated cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, Santee, San Marcos, Solana Beach, and Vista (Cities), collectively called Copermittees.

RECITALS

WHEREAS, on May 8, 2013, the San Diego Regional Water Quality Control Board (SDRWQCB) issued NPDES Order No. R9-2013-0001, which includes requirements in addition to those that were imposed on the Copermittees in NPDES Permit No. R9-2007-0001; and

WHEREAS, the Copermittees entered into a National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees, Memorandum of Understanding (MOU) on November 16, 2007 to comport with the NPDES Permit No. R9-2007-001 requirement that they cooperate in the implementation of activities and programs;

WHEREAS, the Copermittees entered into a First Amendment to National Pollution Discharge Elimination System San Diego Regional Stormwater Copermittees Memorandum of Understanding, dated November 16, 2007, (First Amendment) on June 15, 2010 in order to allow the refund of budgeted but unspent funds to the Parties at the conclusion of each fiscal year; and

WHEREAS, the Copermittees wish to amend the MOU to extend the termination date of the MOU through August 31, 2015, and expressly limit the sharing of Fiscal Year 2014-15 expenditures to those identified in this amendment.

NOW, THEREFORE, in consideration of the above recitals and the mutual promises contained herein, the parties agree to amend and supplement the MOU as follows:

1. SECOND AMENDMENT TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), SAN DIEGO REGIONAL STORMWATER COPERMITTEES MEMORANDUM OF UNDERSTANDING

1.1 Paragraph four under "RECITALS" is hereby amended and restated to read in its entirety as follows:

WHEREAS, the County, the Port, the Airport, and the Cities desire to implement an integrated stormwater management program with the objective of improving surface water quality in the County of San Diego. However, some Copermittees have appealed Order R9-2013-0001 to the State Water Resources Control Board pursuant to the Ca. Water Code. A stay of Order R9-2013-0001 has not been granted by the SWRCB of the provisions of that order. The fact that those Copermittees are moving forward simultaneously with this MOU while appealing the Order is not intended to constitute a waiver of those appeal rights by those entities pursuing the appeals; and

1.2 Section II.B.2 of the MOU entitled "Annual Shared Cost Budgets and Work Plans" is hereby amended to add sub-section e, which will read as follows:

e. The regional costs to be shared by the Copermittees during Fiscal Year 2014-15 shall not exceed $4,051,589. These funds may only be used toward expenditures identified in the FY 2014-15 Consolidated Work Plan and Budget included as MOU Attachment 2, or as subsequently modified by unanimous consent of all Copermittees.

1.3 Exhibit A to this amendment is hereby added as Attachment 2 to the MOU.

1.4 Section VII.A of the MOU, entitled "Term of Agreement", is hereby amended and restated to read in its entirety as follows:

1. This MOU shall become effective on the date the last party executes the MOU.
2. The life of the MOU shall run through August 31, 2015.

1.5 Section VII.C of the MOU, entitled "Non-Compliance with MOU Requirements", is hereby amended and restated to read in its entirety as follows:

1. Any participant to this MOU found to be in non-compliance with the conditions of this MOU shall be solely liable for any lawfully assessed penalties resulting from such non-compliance. Failure to comply with MOU conditions within specified or agreed upon timelines shall constitute non-compliance with the MOU.
2. Federal Limitations on Use of Airport Revenue. Notwithstanding the rights and obligations of the Parties created by this MOU, no Party may be found in breach of this MOU where compliance would require that Party to violate any law or grant assurance, including but not limited to provisions of the Federal Aviation Administration 1999 Policy and Procedure Concerning the Use of Airport Revenue [64 Fed. Reg. 7696, dated Feb. 16, 1999]; the Airport and Airway Improvement Act of 1982 codified at 49 U.S.C. § 47107(b); the Federal Aviation Administration Authorization Act of 1994, P.L. 103-305 (Aug. 23, 1994); the Airport Revenue Protection Act of 1996, Title VIII of the Federal Aviation Administration Act of 1996, P.L. 104-264 (Oct. 9, 1996), 110 Stat. 3269 (Oct. 9, 1996); 49 U.S.C. § 46301(n)(5); and 49 U.S.C. § 47133. The Parties recognize that the Airport has received federal Airport Improvement Project ("AIP") grants containing grant assurance 25, which provides: "All revenues generated by the airport . . . will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport."

2. EFFECT OF AMENDMENT

2.1 This Second Amendment to National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees, Memorandum of Understanding shall be effective and binding on all parties hereto commencing upon the date the last party executes the Second Amendment to MOU.

2.2 This Amendment may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument. In the event that any Copermittee is unable to execute this amendment prior to May 8, 2014, execution of this amendment after that date shall constitute ratification of this amendment, and the MOU and extensions shall be in effect once all signatures are obtained.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

2.3 Except as hereinabove amended, the National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees, Memorandum of Understanding shall remain in full force and effect. In the event of a conflict between the provisions of the MOU and those of this Amendment, this Amendment shall control.

IN WITNESS THEREOF, this Second Amendment to MOU is executed as follows:

Date:

____

City of Escondido, Copermittee

Resolution No. 2014-45
EXHIBIT 1
Page 6 of 6 EXHIBIT "A"

Copermittee	Population 45%			Urbanized Land Area 45%			Equal Division 10%	Total Invoiced $4,051,589	
	Population	% of Total Population	Population Fee	Urbanized Land Area (Acres)	% of Total	Urbanized Land Area Fee	Equal Division Fee	Share of Total	% of Total
Carlsbad	109,345	3.57%	$64,443	19,260	2.94%	$53,538	$19,293	$137,274	3.39%
Chula Vista	236,053	7.71%	$139,118	26,941	4.11%	$74,889	$19,293	$233,301	5.76%
Coronado	22,984	0.75%	$13,546	2,476	0.38%	$6,883	$19,293	$39,722	0.98%
Del Mar	4,227	0.14%	$2,491	991	0.15%	$2,755	$19,293	$24,539	0.61%
El Cajon	90,923	2.97%	$53,585	8,921	1.36%	$24,798	$19,293	$97,677	2.41%
Encinitas	58,430	1.91%	$34,436	10,318	1.57%	$28,681	$19,293	$82,411	2.03%
Escondido	121,067	3.95%	$71,351	17,824	2.72%	$49,546	$19,293	$140,191	3.46%
Imperial Beach	26,260	0.86%	$15,477	1,359	0.21%	$3,778	$19,293	$38,548	0.95%
La Mesa	56,897	1.86%	$33,532	5,705	0.87%	$15,858	$19,293	$68,684	1.70%
Lemon Grove	25,256	0.82%	$14,885	2,495	0.38%	$6,935	$19,293	$41,113	1.01%
National City	57,707	1.88%	$34,010	4,342	0.66%	$12,070	$19,293	$65,373	1.61%
Oceanside	164,744	5.38%	$97,092	24,427	3.72%	$67,901	$19,293	$184,287	4.55%
Poway	47,150	1.54%	$27,788	19,707	3.00%	$54,781	$19,293	$101,862	2.51%
San Diego	1,297,619	42.37%	$764,754	144,242	21.99%	$400,957	$19,293	$1,185,004	29.25%
San Marcos	74,167	2.42%	$43,710	13,669	2.08%	$37,996	$19,293	$101,000	2.49%
Santee	52,316	1.71%	$30,832	10,011	1.53%	$27,828	$19,293	$77,954	1.92%
Solana Beach	9,936	0.32%	$5,856	2,126	0.32%	$5,910	$19,293	$31,059	0.77%
Vista	82,609	2.70%	$48,686	11,172	1.70%	$31,055	$19,293	$99,035	2.44%
Unincorporated	524,968	17.14%	$309,391	327,436	49.92%	$910,190	$19,293	$1,238,874	30.58%
Airport Authority	0	0.00%	$9,116	661	0.10%	$1,837	$19,293	$30,247	0.75%
Port District	0	0.00%	$9,116	1,809	0.2758%	$5,029	$19,293	$33,438	0.83%
TOTALS	3,062,657	100.00%	**$1,823,215**	655,892	100%	**$1,823,215**	**$405,159**	**$4,051,589**	100.0%

ESCONDIDO
City of Choice

RENT REVIEW BOARD

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. RRB ____________ File No. ________
Ord No. RRB ____________

Agenda Item No.: 6
Date: April 23, 2014

TO: Honorable Chairman and Members of the Rent Review Board

FROM: Barbara Redlitz, Director of Community Development

SUBJECT: Short-Form Rent Review Board Hearing for City-Owned Spaces in the Mountain Shadows Mobile Home Park (File Number 0697-20-9994)

RECOMMENDATION:

- Consider the short-form rent increase application submitted for the City-owned spaces in Mountain Shadows Mobile Home Park.
- If approved, adopt Rent Review Board Resolution No. 2014-02, granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.460% (an average of $8.18) for the period of December 31, 2011 to December 31, 2013.

INTRODUCTION:

Mountain Shadows Mobile Home Park (the "Park"), located at 1750-1751 W Citracado Parkway, contains 209 spaces. The City of Escondido (the "City"), owner of 29 rental spaces in the Park, has filed a short-form rental increase application for 28 rental spaces. The remaining space is vacant and listed for sale. 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 application meets the eligibility criteria for submittal of a short-form rent increase application.

OWNERSHIP BACKGROUND:

In 1991 the City purchased Mountain Shadows to facilitate residents' efforts to establish the mobile home park as a resident-owned park. By late 1991, the conversion to an air space condominium structure was completed, the Homeowner's Association ("HOA") had been formed, and sales of lots to residents had begun. Although many residents had committed to purchasing their lot, the number of sales was less than expected, even when residents were offered State and City low-income housing loan assistance. Declining economic conditions and property values negatively impacted lot sales. The Housing Division continues in its responsibility for the management and sale of the remaining City-owned lots.

THE RENT INCREASE APPLICATION:

Unlike most other applications heard by the Board, the City makes this application as the owner of specific spaces, rather than as a Park owner. The HOA for the Park is not a party to the application. The common areas controlled by the HOA include a clubhouse with kitchen (currently under renovation) and library, a swimming pool and a spa, basketball and tennis courts and picnic areas, and laundry facility. The tenants of the City-owned rental spaces have full access to the community areas of the Park. A portion of the rent collected from the rental spaces goes to pay the HOA fees each month which are currently $180.00.

THE RENT INCREASE REQUEST:

In accordance with the short-form policy guidelines, the City is requesting an increase of seventy-five percent (75%) of the change in the San Diego Consumer Price Index (CPI) for the period of December 31, 2011 to December 31, 2013. The average increase requested is $8.18 per space, per month, which is a 2.460% increase. The current average monthly base rent of the spaces subject to the application is $332.67.

The last increase was granted in May 2012 for an average amount of $9.64 per space, per month covering a 24-month period of consideration.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on March 20, 2014 at 6:00pm. One resident attended the meeting and agreed to act as the tenant representative. Staff has not received any phone calls or correspondence regarding the rent increase request.

HEALTH AND SAFETY CODE INSPECTION:

Due to the unique structure of the City's ownership of the individual spaces, the Code Enforcement Division conducted an inspection for health and safety issues of only the spaces owned by the City. The inspection report of the City-owned spaces is attached as Exhibit "A." The City, as owner of the spaces, has received a copy of the Code Inspection Report. There were six violations noted on the inspection report; the City has received a copy of the report and is 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 90-day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

Respectfully Submitted,

Barbara Redlitz
Director of Community Development

Karen Youel
Management Analyst

EXHIBIT "A"

ESCONDIDO
City of Choice

March 31, 2014

MOBILEHOME PARK RENT CONTROL CODE ENFORCEMENT INSPECTION REPORT

Park Name: Mountain Shadows Mobile Home Park

Lot Owner: City of Escondido
201 N. Broadway
Escondido, CA 92025
(760) 839-4518

Park Manager: Kristina Owens **Phone:** (760) 839-4356

Inspection Date: 03/26/14 & 3/27/14 **Inspector:** Art Stephens

The following report is based on the inspection of each individual mobile home lot owned by the City of Escondido conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. 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 owner of the lots.

General Violations:

1. Trees or overgrown vegetation have extended over and onto the roofs of the patio or the homes on lots 31, 35, 50, 54, &160. **25 CCR 1120 (a), (b) & 25 CCR 1606 (j).**

2. There is an accumulation of miscellaneous items and debris stored in public view in the carport areas on lots 9, 35, 74, 99, 106, 120 25 **CCR 1606 (j) & 25 CCR 1120 (a).**

3. A refrigerator is being stored in the carport area; electrical extension cords are connected to the pedestal and routed to a storage cabinet. Miscellaneous items are stored outside in the carport area- Lot #165. Remove refrigerator, debris, boxes and all extension cords. **25 CCR 1185 (2) & 25 CCR 1185 (d).**

4. A tree planted next to the driveway is causing the driveway to buckle at two locations. Repair driveway and remove tree. - Lot #177. **25 CCR 1102 (a) & 25 CCR 1606 (j).**

5. A split rail fence post in the front yard is broken and the fence is leaning. Repair or remove fence. Carport has construction supplies, equipment and debris in view - Lot # 198. **25 CCR 1120(b), 25 CCR 1606 (j) & 25 CCR 1120(b).**

6. There is an abundance of trash, debris, old couch and miscellaneous items on the left side of the unit and porch area in public view. There are weeds and overgrown ice plant on right side of unit. - Lot #205. **25 CCR 1606 (j) & 25 CCR 1120(b).**

Agenda Item No.: 6
Date: April 23, 2014

RESOLUTION NO. RRB 2014-02

A RESOLUTION OF THE ESCONDIDO MOBILEHOME RENT REVIEW BOARD MAKING FINDINGS AND GRANTING A RENT INCREASE FOR MOUNTAIN SHADOWS MOBILEHOME PARK

(File Number: 0697-20-9994)

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

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

WHEREAS, a Short-form Rent Increase Application ("Application") was filed pursuant to Section 12 of the Rent Review Board Guidelines on February 25, 2014, by the City of Escondido, the owner of 29 rental spaces in Mountain Shadows Mobile Home Park located at 1750-1751 W. Citracado Parkway in Escondido. Currently, one rental space is vacant, therefore 28 spaces are subject to rent control and a space rent increase; and

WHEREAS, this is the thirteenth (13th) Application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase ("Increase") for 2.989%, or approximately $9.64 per space, per month was granted by the board at a Rent Review Board Hearing held on May 9, 2012, and formally adopted by Rent Review Board Resolution 2012-02; and

WHEREAS, at the time of the current Application, the average monthly space rent was $332.67 for the 28 spaces subject to rent control. The City of Escondido, as space owner, requested a rent increase in the amount of seventy-five percent (75%) of the change in the Consumer Price Index ("CPI") for the period of December 31, 2011, through December 31, 2013, in accordance with the Rent Review Board short-form policy guidelines. The Application estimated this amount to be an average of $8.18 (2.460%) per space, per month; and

WHEREAS, a notice of the Park's 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 March 31, 2014, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed for the City-owned spaces. A copy of the Inspection Report is attached as Exhibit "A" and is incorporated by this reference; and

WHEREAS, on April 23, 2014, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of $8.18 per space, per month for the 28 spaces that are subject to rent control.

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 seventy-five percent (75%) of the change in the CPI for San Diego County from December 31, 2011, through December 31, 2013, would amount to 2.460%, which averages $8.18 per space, per month, for the 28 spaces that are subject to rent control.

4. That the Board concluded that an increase of $8.18 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 be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

EXHIBIT "A"

ESCONDIDO
City of Choice

Resolution No. RRB-2014-02
EXHIBIT A
Page 1 of 2

March 31, 2014

MOBILEHOME PARK RENT CONTROL CODE ENFORCEMENT INSPECTION REPORT

Park Name:	Mountain Shadows Mobile Home Park		
Lot Owner:	City of Escondido 201 N. Broadway Escondido, CA 92025 (760) 839-4518		
Park Manager:	Kristina Owens	**Phone:**	(760) 839-4356
Inspection Date:	03/26/14 & 3/27/14	**Inspector:**	Art Stephens

The following report is based on the inspection of each individual mobile home lot owned by the City of Escondido conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. 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 owner of the lots.

General Violations:

1. Trees or overgrown vegetation have extended over and onto the roofs of the patio or the homes on lots 31, 35, 50, 54, &160. **25 CCR 1120 (a), (b) & 25 CCR 1606 (j).**

2. There is an accumulation of miscellaneous items and debris stored in public view in the carport areas on lots 9, 35, 74, 99, 106, 120 25 **CCR 1606 (j) & 25 CCR 1120 (a).**

3. A refrigerator is being stored in the carport area; electrical extension cords are connected to the pedestal and routed to a storage cabinet. Miscellaneous items are stored outside in the carport area- Lot #165. Remove refrigerator, debris, boxes and all extension cords. **25 CCR 1185 (2) & 25 CCR 1185 (d).**

4. A tree planted next to the driveway is causing the driveway to buckle at two locations. Repair driveway and remove tree. - Lot #177. **25 CCR 1102 (a) & 25 CCR 1606 (j).**

5. A split rail fence post in the front yard is broken and the fence is leaning. Repair or remove fence. Carport has construction supplies, equipment and debris in view - Lot # 198. **25 CCR 1120(b), 25 CCR 1606 (j) & 25 CCR 1120(b).**

6. There is an abundance of trash, debris, old couch and miscellaneous items on the left side of the unit and porch area in public view. There are weeds and overgrown ice plant on right side of unit. - Lot #205. **25 CCR 1606 (j) & 25 CCR 1120(b).**

ESCONDIDO
City of Choice

RENT REVIEW BOARD

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. RRB ____________ File No. __________
Ord No. RRB ____________

Agenda Item No.: 7
Date: April 23, 2014

TO: Honorable Chairman and Members of the Rent Review Board

FROM: Barbara Redlitz, Director of Community Development

SUBJECT: Short-Form Rent Review Board Hearing for City-Owned Spaces in the Escondido Views Mobile Home Park (File Number 0697-20-9995)

RECOMMENDATION:

- Consider the short-form rent increase application submitted for the City-owned spaces in Escondido Views Mobile Home Park.
- If approved, adopt Rent Review Board Resolution No. 2014-03, granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.460% (an average of $9.65) for the period of December 31, 2011 to December 31, 2013.

INTRODUCTION:

Escondido Views Mobile Home Park (the "Park"), located at 2400 W Valley Parkway, contains 152 spaces. The City of Escondido (the "City"), owner of five (5) rental spaces in the Park, has filed a short-form rental increase application for all five rental spaces. 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 application meets the eligibility criteria for submittal of a short-form rent increase application.

OWNERSHIP BACKGROUND:

In 1991 the City purchased Escondido Views to facilitate residents' efforts to establish the mobile home park as a resident-owned park. By late 1991, the conversion to an air space condominium structure was completed, the Homeowner's Association ("HOA") had been formed, and sales of lots to residents had begun. Although many residents had committed to purchasing their lot, the number of sales was less than expected even when residents were offered State and City low-income housing loan assistance. Declining economic conditions and property values negatively affected lot sales. The Housing Division continues in its responsibility for the management and sale of the remaining City-owned lots.

THE RENT INCREASE APPLICATION:

Unlike most other applications heard by the Board, the City makes this application as the owner of specific spaces, rather than as a Park owner. The HOA for the Park is not a party to the application. Common areas controlled by the HOA include a clubhouse with a kitchen and pool tables, a swimming pool, indoor and outdoor spas, and laundry facilities. The Park also has a children's playground and picnic area. The tenants of the City-owned rental spaces have full access to the community areas of the Park. A portion of the rent collected from the rental spaces goes to pay the HOA fees each month which is currently $185.00.

THE RENT INCREASE REQUEST:

In accordance with the short-form policy guidelines, the City is requesting an increase of seventy-five percent (75%) of the change in the San Diego Consumer Price Index (CPI) for the period of December 31, 2011 to December 31, 2013. The average increase requested is $9.65 per space, per month, which is a 2.460% increase. The current average monthly base rent of the spaces subject to the application is $392.17.

The last increase was granted in May 2012 for an average amount of $11.38 per space, per month covering a 24-month period of consideration.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on March 20, 2014 at 5:00pm. No residents attended the meeting. Staff has not received any phone calls or correspondence regarding the rent increase request.

HEALTH AND SAFETY CODE INSPECTION:

Due to the unique structure of the City's ownership of the individual spaces, the Code Enforcement Division conducted an inspection for health and safety issues of only the spaces owned by the City. The inspection report of the City-owned spaces is attached as Exhibit "A." The City, as owner of the spaces, has received a copy of the Code Inspection Report. There was one violation noted on the inspection; the City has received a copy of the report and is 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 90-day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

Respectfully Submitted,

Barbara Redlitz

Barbara Redlitz
Director of Community Development

Karen Youel

Karen Youel
Management Analyst

ESCONDIDO
City of Choice

March 25, 2014

MOBILEHOME PARK RENT CONTROL CODE ENFORCEMENT INSPECTION REPORT

Park Name:	Escondido Views		
Lot Owner:	City of Escondido 201 N. Broadway Escondido, CA 92025 (760) 839-4518		
Park Manager:	Kristina Owens	**Phone:**	(760) 839-4356
Inspection Date:	03/25/14	**Inspectors:**	Art Stephens

The following report is based on the inspection of each individual mobile home lot owned by the City of Escondido conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1. 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 owner of the lots.

General Violations:

1. Trim the trees and other overgrown vegetation which have extended over, or are touching the roofs or walls of the patio/mobile home units on lots **20, 64** and **129** per **25 CCR 1120 (b), 25 CCR 1102 (a).**

RESOLUTION NO. RRB 2014-03

A RESOLUTION OF THE ESCONDIDO MOBILEHOME RENT REVIEW BOARD MAKING FINDINGS AND GRANTING A RENT INCREASE FOR ESCONDIDO VIEWS MOBILE HOME PARK

(File Number: 0697-20-995)

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

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

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on February 25, 2014, by the City of Escondido ("City"), the owner of the five rental spaces in the Escondido Views Mobile Home Park located at 2400 W. Valley Parkway in Escondido; and

WHEREAS, this is the fourteenth (14th) rent increase application filed since the Ordinance became effective in 1988. The last rent increase was granted by the Board in Rent Review Board Resolution No. 2012-03 on May 9, 2012, for approximately $11.38 per space per month; and

WHEREAS, at the time of the current application, the average monthly space rent was $392.17 for the five spaces affected by the rent increase request. The owner requested a rent increase in the amount of 75% of the change in the Consumer Price

Index ("CPI") for the period December 31, 2011, through December 31, 2013, in accordance with the Rent Review Board short-form policy guidelines. The application estimated this amount to be an average of $9.65 (2.460%) per space, per month; and

WHEREAS, a notice of the 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 March 25, 2014, a Mobilehome Park Rent Control Code Enforcement Inspection Report ("Inspection Report") was completed for the City-owned spaces. A copy of the Inspection Report is attached as Exhibit "A" and is incorporated by this reference; and

WHEREAS, on April 23, 2014, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from the City, residents of the City spaces and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of $9.65 per space, per month for the five spaces subject to rent control.

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 seventy-five percent (75%) of the change in the CPI for San Diego County from December 31, 2011 through December 31, 2013, would amount to 2.460%, which averages $9.65 per space, per month, for the five spaces that are subject to rent control.

4. That the Board concluded that an increase of 2.460%, an average of $9.65 per space, per month, is consistent with the Guidelines and is a fair, just, and reasonable increase in light of the information presented by all parties.

5. 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.

EXHIBIT "A"

ESCONDIDO
City of Choice

Resolution No. RRB 2014-03
EXHIBIT A
Page 1 of 1

March 25, 2014

MOBILEHOME PARK RENT CONTROL CODE ENFORCEMENT INSPECTION REPORT

Park Name:	Escondido Views		
Lot Owner:	City of Escondido 201 N. Broadway Escondido, CA 92025 (760) 839-4518		
Park Manager:	Kristina Owens	**Phone:**	(760) 839-4356
Inspection Date:	03/25/14	**Inspectors:**	Art Stephens

The following report is based on the inspection of each individual mobile home lot owned by the City of Escondido conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1. 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 owner of the lots.

General Violations:

1. Trim the trees and other overgrown vegetation which have extended over, or are touching the roofs or walls of the patio/mobile home units on lots **20, 64** and **129** per **25 CCR 1120 (b), 25 CCR 1102 (a).**

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. ______________ File No.____________
Ord No. ______________

Agenda Item No.: 8
Date: April 23, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: Initiation of an Annexation and Associated Project Processing for the Proposed Development of the 'Safari Highlands Ranch Specific Plan'

RECOMMENDATION:

Initiate the proposed application authorizing staff to work on the project, and direct staff to collect an initial deposit of $5,000 from the applicant to establish a cost-recovery account for reimbursing staff time on work involved in conducting interviews and drafting contracts associated with hiring contract personnel to oversee the project processing under the City's supervision.

PROJECT DESCRIPTION:

The owner, Concordia Communities LLC, is requesting that the City Council initiate the project processing of Safari Highlands Ranch, a proposed 1,100-acre gated master planned community in the eastern-most quadrant of Escondido's Planning Area. The site is located east of Cloverdale Road and the communities of Rancho San Pasqual and Rancho Vistamonte, and north of the San Diego Safari Park. The project proposes approximately 550 single family residences, a fire station, a public park with recreation center, hiking trails, and 600+ acres of open space (see attached documentation). This application will be highly complex, encompass multiple actions, and likely involve 18-36 months to process before final public hearings can be scheduled. Initiating this project includes:

1. Expanding the City's Sphere of Influence;
2. Annexing to the City, Metropolitan Water District, County Water Authority, San Pasqual Union School District, and Escondido High School District;
3. Detaching from the County Communications District and San Pasqual Fire Protection District;
4. Commencing Development Agreement negotiations;
5. Processing multiple Tentative Subdivision Maps;
6. Preparing a Specific Plan text and map;
7. Constructing various on- and off-site improvements involving water, sewer and streets;
8. Organizing a habitat plan for wildlife agency approval;
9. Processing associated permits from agencies including Wildlife, Army Corps, Regional Water Quality Control Board, County of San Diego and others; and,
10. Preparing an Environmental Impact Report to assess impacts and adopt mitigation measures.

FISCAL ANALYSIS:

Upon City Council initiation of the annexation, the applicant would be required to supply all processing fees associated with the request. Due to the complexity of the project and the extensive time anticipated to process this application, staff feels an extension of staff will be necessary. The applicant has agreed to fund necessary personnel under the Planning Division's direct supervision to review and process the project entitlements. It is also anticipated that a comprehensive fiscal analysis would be conducted to analyze the project's short- and long-term impact on municipal services and facilities.

BACKGROUND:

Topographically the site contains a lower and upper plateau with Intermediate Ridgelines identified in the General Plan. The site contains rugged terrain and steep valley areas with significant sensitive and cultural and biological resources. The southern two-thirds of the site is located within the County's Multiple Species Conservation Program (MSCP) and identified as a "Pre-Approved Mitigation Area" (PAMA) which establishes parameters for development as well as for preserving habitat. The northern third of the site is not within any habitat plan but has been considered by the wildlife agencies for habitat connectivity and migration through the County's North County Amendment to the MSCP.

The previous property owner attempted to process "Valley View Estates," a Specific Plan involving 403 residential units, 250-room resort hotel, 18-hole golf course, clubhouse and tennis facility, equestrian center, fire station, parks, trails and open space in 2003. The EIR prepared for the project identified numerous significant unmitigable impacts. Even after all feasible mitigation measures were proposed for the Valley View Estates, the impacts would have exceeded adopted community thresholds. The plan was ultimately recommended for denial by the Planning Commission before the applicant withdrew the project prior to City Council consideration.

The applicant has informed staff that Safari Highlands Ranch representatives have commenced a neighborhood outreach effort to personally contact residents in the Rancho San Pasqual and Rancho Vistamonte area and provide information about the proposal. Staff has also received numerous phone calls from residents expressing concern about potential impacts associated with the development.

GENERAL PLAN DISCUSSION / ANALYSIS

The 1,100-acre project encompasses the majority of the 1,590-acre Valley View Specific Plan Area (SPA) #4 that "envisions an upscale, large log single-family residential community, organized around a comprehensively planned open space system." (General Plan pages II-45 – II-47). The Rancho Vistamonte development involving 133 acres and 80 units is the only other master planned community within SPA #4. In addition, there are approximately 10-15 other single family homes on large lots dispersed throughout the SPA.

The General Plan text regarding SPA #4 states the maximum theoretical yield of the property is determined by applying the slope density formula for the Rural II designation, which allows up to one unit per two acres. Applying this formula to the subject property, the site would yield an estimated 290 units. The General Plan further states that increased yield may be granted through approval of a Development Agreement that involves on- and/or off-site community benefits beyond the impacts of the project, provided the entire SPA does not exceed 800 units. The proposed 550 units (an increase of 260 units above the base density) combined with the existing 80 units in Rancho Vistamonte, would leave a balance of 170 units available to the remaining properties in SPA #4. General Plan Annexation Policies (page II-114) include: "allow property owners to annex to the city," "promote the annexation of unincorporated lands where it is determined in the city's interest to…implement goals and objectives," and "allow annexations if it can be demonstrated that appropriate improvements as determined by the city will be financed by the property owners…"

In response to the General Plan policies, the property owner is seeking to annex to the city in order to develop a proposal that is consistent with the General Plan description for SPA #4. The up-scale nature of the proposed development is consistent with City Council policy to enhance housing opportunities for upper-income home buyers. Fiscal and environmental analyses recommended by staff will provide the necessary information detailing the short- and long-term implications on municipal services and environmental impacts for inclusion in future decision-making.

NEXT STEPS IN THE PROCESS:

Subject to City Council initiation, a $5,000 initial deposit would be requested from the applicant for staff to draw upon in a cost-recovery manner in order to finance initial discussions, consultant interviews and contract preparations involved in establishing milestones and parameters for retaining additional personnel to assist in project processing. Appropriate application fees would also be collected from the applicant as part of the formal project submittal. Additional funding from the applicant would be collected at a later date to finance the anticipated Environmental Impact Report preparation and technical studies. Given the complexity and scale of the project, staff would provide updates to the City Council on the status throughout the process.

Respectfully submitted,

Barbara J. Redlitz
Director of Community Development

Jay Petrek
Assistant Planning Director

SAFARI HIGHLANDS RANCH

CONCORDIA HOMES

March 12, 2014

Ms. Barbara Redlitz
Director of Community Development
CITY OF ESCONDIDO
201 North Broadway
Escondido, CA 92025

RE: Request for Annexation Initiation Hearing by City Council
Safari Highlands Ranch ("Community or SHR"), an approx. 1,100 acre property located in the Unincorporated area of Escondido, immediately East of Rancho San Pasqual and North of the San Diego Safari Park

APN's: 240-270-33;
242-010-2, 36, 37 & 38
241-060-03

Dear Ms. Redlitz:

The purpose of this letter is to formally request an Annexation Initiation Hearing by the City Council for the above referenced 1,100 acre property, known as Safari Highlands Ranch.

Concordia Communities, LLC ("Concordia"), proposes to annex the subject property into the City of Escondido for the purpose of developing a high end, luxurious residential project, in a manner, and at a density (i.e. 1 unit per 2 acres), that is consistent with the City of Escondido's General Plan and Specific Plan Area 4, both of which anticipate this Property's inclusion in the City's jurisdiction. Concordia is willing to fund for an extension of City staff to review this project. Concordia is fully aware and acknowledges that this may be necessary in order to proceed with this application submittal.

The Community is being designed to consist of approximately 550 single family estate homes among several neighborhoods within the project. The Community will preserve the integrity of existing topographical aesthetics and views that make this property unique and desirable. Integration of rock features, a guarded entry gate and entry monument, rock and stone faced bridges throughout the street and trail systems, high-end split rail perimeter fencing, and many other enhancements of the character of the area will create the luxury community feel within these rugged hills of Escondido. The homes and Community will also be highly concentrated on Green, Smart Home Design, sustainable homebuilding practices and Community infrastructure, including the possibility for on-site sewer treatment/water reclamation facilities, to be determined prior to final approval of the project. Further, the new Community would be sending their children to the San Pasqual Union School, for K-8, and Escondido Union High School District.

RECEIVED
MAR 18 2014
PLANNING DIVISION

380 Stevens Avenue, Suite 307, Solana Beach, CA, 92075
(858)875-7373 x 103; (858)875-7374 Fax

Concordia is dedicated to planning a project for this unique, beautiful Community that reflects our desire to 1.) Create an outstanding high-end community, 2.) Preserve existing rich and varied environmental resources, and 3.) Provide first class amenities, infrastructure and sustainable technology that will make it a benefit to the City, its surrounding neighbors and its future residents. Safari Highlands Ranch will seek to preserve the rural characteristics of the site, including substantial preservation of streams, canyons, ridgelines, and the hills and valleys within this unique land. The homes will be sensitively placed on the site to consider these resources as well as to minimize any visual impact to its existing neighbors to the immediate west.

Our vision concerning how to benefit our surrounding community includes improvements such as:

1. **Parks and Trails:** We have begun planning a community park for the Project which we intend to be accessible to our neighbors. In early discussions with our existing neighbors, they have identified a need and desire for such a park.

   Additionally, our development will provide over 600 acres of enhanced and preserved natural open space consisting of spectacular environmental, topographic and natural resources. We will provide trail systems in the Project that will enable many of these resources to be sensitively enjoyed and that will provide connectivity to regional trails that adjoin the Property.

2. **Fire Safety:** This region stands in need of a fire station. Fire danger in this rural area is of critical concern to us and to the existing neighborhoods around us. SHR intends to construct a new, state of the art, 3-bay Fire Station in conjunction with the Project. This new Fire Station will, most importantly, greatly improve fire protection and safety for the region, but in addition, it will also help alleviate a significant financial burden on nearly 1,000 existing neighboring homeowners, whom are paying up to $2,000/yr. more than normal in insurance premiums because of their home's current distance to the nearest fire station.

3. **Access:** One of the surprising aspects of the northern San Pasqual Valley, situated immediately to the west of SHR, is that for the 800+ homes located there, the only access out of the Valley is via Cloverdale Road, heading south to Hwy 78. There is no other way out to the North, East or West (a possible exception includes the gated emergency access road connected to Rancho Vista Monte and ultimately connecting with, "Zoo Rd," but this access essentially only provides an alternative route to the South).

   Because of this, SHR intends to provide a new paved emergency access road, to the North of its property line, tying into existing paved roads further North at Lake Wohlford. This will provide its residents and its neighboring residents, emergency access out of the Valley to the North.

380 Stevens Avenue, Suite 307, Solana Beach, CA, 92075
(858)875-7373 x 103; (858)875-7374 Fax

These envisioned amenities are being proposed in conjunction with our Community as a result of our meetings with City Council members, staff and our neighbors. We have begun our initial outreach to the entire Ranchos at Vistamonte and Rancho San Pasqual communities as well as additional surrounding neighbors. This outreach includes an introduction of our company and Safari Highlands Ranch, sharing our plans for access, and gathering input from the neighbors regarding amenities desired for this area. We will continue to work with the community throughout the planning process, sharing 3-D modeling and visual simulations, designs, and amenities as new information becomes available.

Concordia has met with the City and LAFCO staff to confirm the Property meets the General Plan Goal 16 standards which include; (1) contiguity, (2) improvement to existing City facilities, services and infrastructures, and (3) the logical expansion of City Boundaries. Furthermore, Concordia will subsequently submit a Development Agreement (i.e. Tentative Map and Specific Plan) which will adequately satisfy Annexation Policies 16.1-16.8.

Furthermore, this request for the Annexation Initiation additionally requests the approval to proceed with the Project processing and submittals for the following actions:

1. Expansion of the City of Escondido's Sphere of Influence to include SHR Community (SPA #4)
2. Annexation of the SHR Property into the City of Escondido
3. Pre-zoning of the SHR Specific Plan property to the category of Specific Plan (S-P) Zone, compatible with the City's General Plan SPA designation
4. Annexation of the SHR property into the Metropolitan Water District ("MWD") and County Water Authority ("CWA")
5. Include SHR within the San Pasqual Union School District and the Escondido High School District (that are currently in the Valley Center Union School District and the Valley Center High School District)
6. Detachment from the County Communications District
7. Detachment from CSA No.113, San Pasqual Fire Protection District
8. Initiation of a Development Agreement (General Plan requirement for lots less than one-acre in SPA #4)
9. Specific Plan Text and Map guiding development of the site involving 550 units and other proposed features and amenities (i.e. trails, recreational, open space, & commercial.)
10. Tentative Subdivision Map(s)
11. Specific Plan Alignment for Rockwood Road (i.e. realignment), and other proposed primary and emergency access route(s) accessing the site
12. Various improvements involving water, sewer, street improvements to emergency access routes, Zoo Road and Old Wagon Road. In addition, the project is currently investigating the viability of on-site sewer treatment facilities as a preferable alternative to offsite sewer connection. On-Site Sewer Treatment is being considered by our Sewer Engineer, Dexter Wilson Engineering. The size and location of such facilities have not been determined, but will be include prior to the Project's Final

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Approval Associated permits from agencies including, Wildlife, MHCP, Army Corps, Regional Water Quality Control Board, and others.

Please find attached herein, the proposed draft of the following items:

A. Slope Density Analysis Exhibit & Calculations;
B. Land Use Plan for the Community (including the following):
    a. Concept Development Plan showing Lot Plotting and Street Layouts;
    b. Primary Access Route
    c. Trails & Parks;
    d. Fire Station Location;
    e. Community Recreational Building (including commercial flex space);
C. Proposed Boundaries of the Property requested for Annexation;
D. Project Constraints Map, including;
    a. Diagramed Boundary Line of the North County Draft MHCP ("City of Escondido Subarea Plan") and County Multiple Habitat Conservation Plan(s) ("MSCP");
E. Safari Highlands Ranch Conceptual Design Aesthetics ("Look Book" & Conceptual Community Center Design)
F. Emergency Access Route (i.e. north to Lake Wohlford Road and south to Highway 78)

We appreciate your consideration of this application for the development of Safari Highlands Ranch, by Concordia Communities, and urge you to place this matter on the next appropriate and available City Council Agenda.

Sincerely,

Jeb B. Hall, Esq.
Concordia Communities, LLC

CC: Mayor Sam Abed
Deputy Mayor Olga Diaz
Councilmember Ed Gallo
Councilmember John Masson
Councilmember Mike Morasco
Mr. Clay Phillips, City Manager
Mr. Jeffrey Epp, City Attorney
Mr. Charles Grimm, Assistant City Manager

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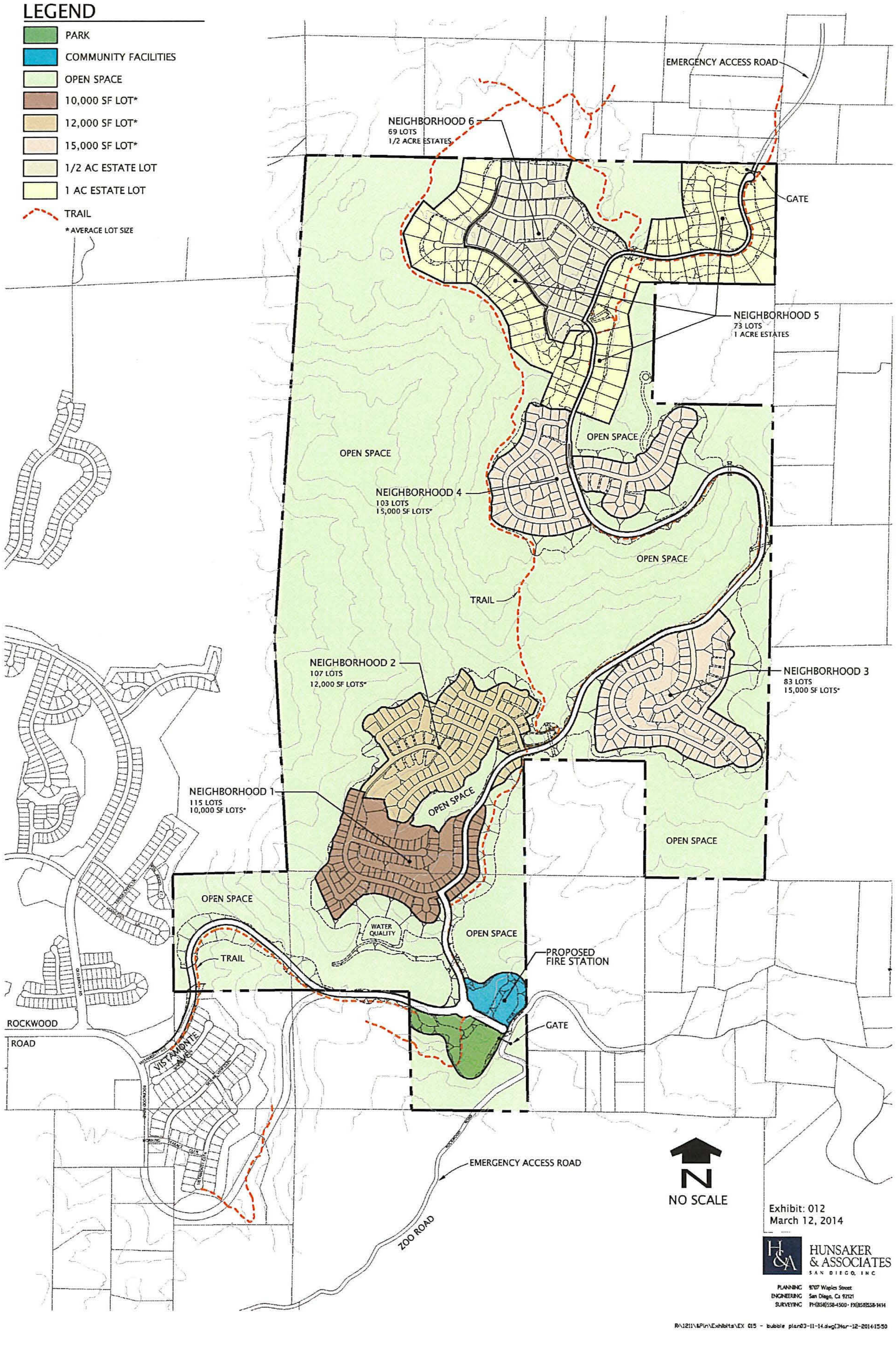
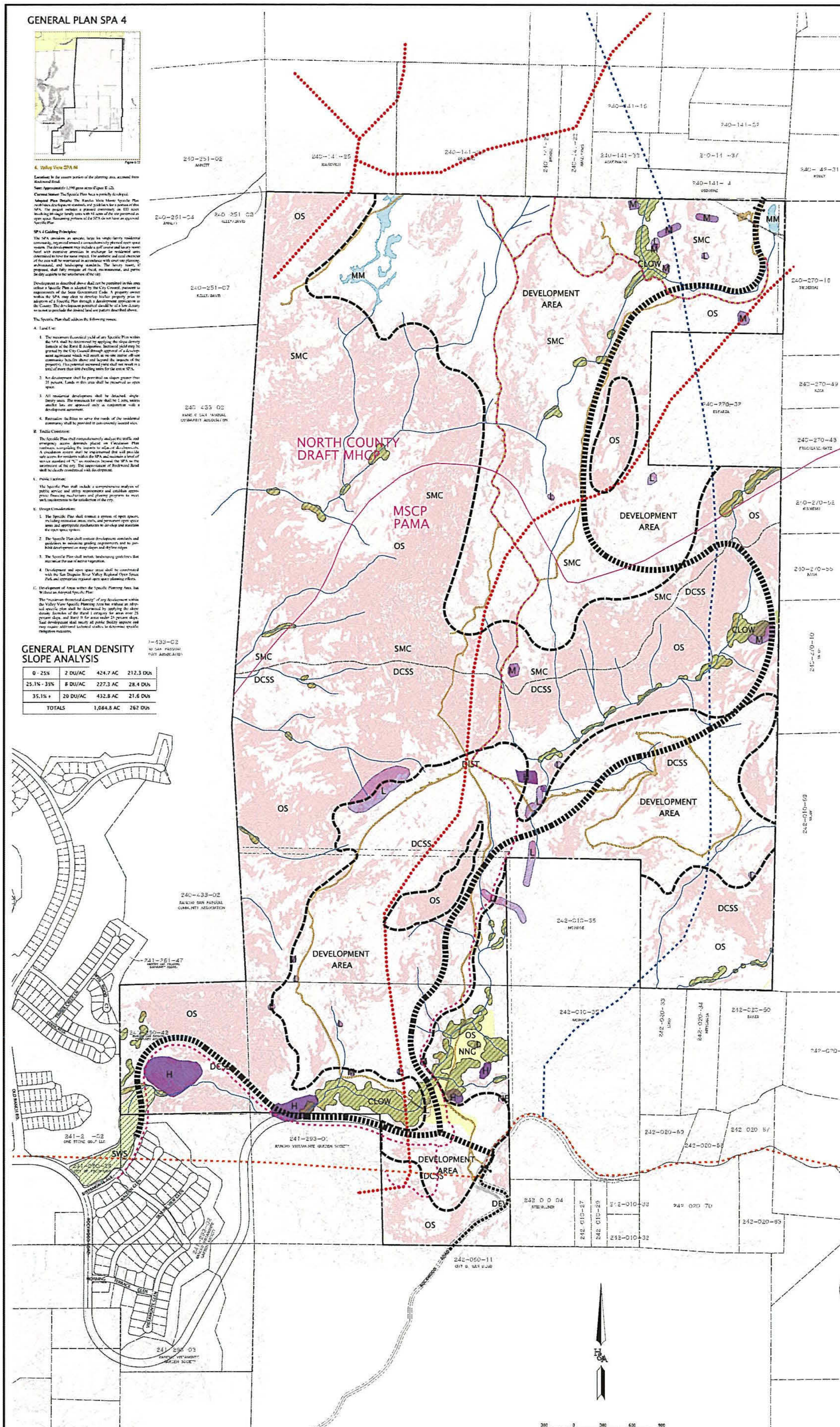
LAND USE MAP
SAFARI HIGHLANDS RANCH
CITY OF ESCONDIDO, CALIFORNIA





PROJECT BOUNDARY
LIMITS OF DEVELOPMENT
PROPOSED ROAD
PROPOSED GATE
RURAL REGIONAL CONNECTOR

CULTURAL RESOURCE LOCATIONS

MOONEY SIG VALUE

- H
- M
- L
- NOT EVAL.

INTERMEDIATE RIDGELINE

INTERMEDIATE RIDGELINE

SOURCE: Escondido General Plan, Chapter VII, Figure VII-5

TRAILS

RURAL REGIONAL CONNECTOR
SECONDARY LOCAL RURAL TRAIL
SOURCE: Escondido General Plan, Chapter VII, Figure VII-4
PROPOSED TRAIL

SLOPE ANALYSIS

SLOPES GREATER THAN 35.1%

SOURCE: OMEGA ENGINEERING CONSULTANTS

BIOLOGY

DCSS	DIEGAN COASTAL SAGE SCRUB
SMC	SOUTHERN MIXED CHAPARRAL
SWS	SOUTHERN WILLOW SCRUB
CLOW	COAST LIVE OAK WOODLAND
NNG	NON-NATIVE GRASSLAND
MM	MESIC MEADOW
DEV	DEVELOPED
DIST	DISTURBED
	CDFW
	CORPS WUS/CDFW SB

SOURCE: ALDEN ENVIRONMENTAL

ENCUMBRANCES: SOUTH PR

ENCUMBRANCES: NORTH PR

GENERAL PLAN DENSITY SLOPE ANALYSIS

0 - 25%	2 DU/AC	424.7 AC	212.3 DUs
25.1% - 35%	8 DU/AC	227.3 AC	28.4 DUs
35.1% +	20 DU/AC	432.8 AC	21.6 DUs
TOTALS		1,084.8 AC	262 DUs

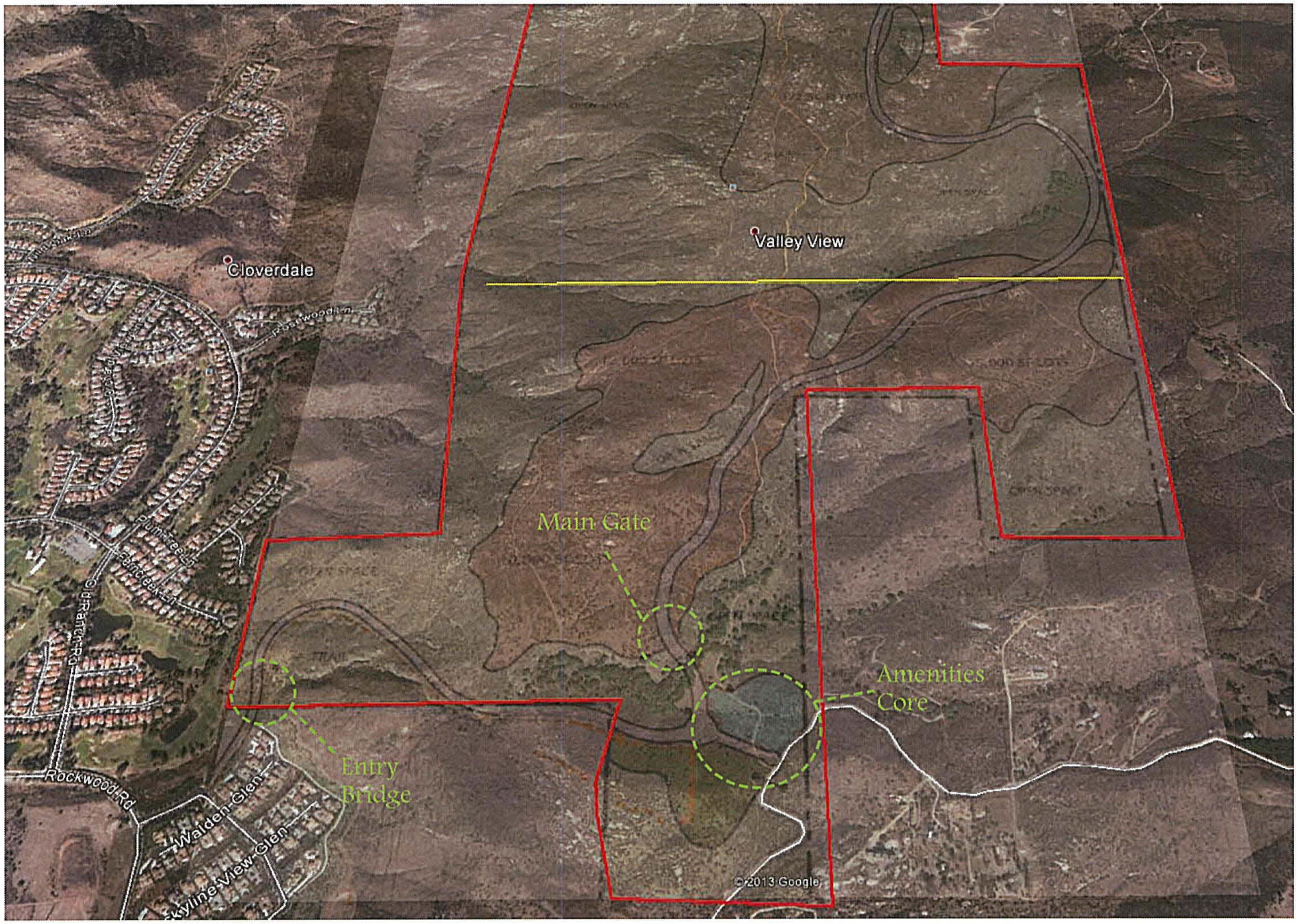
Exhibit No. 006
February 25, 2014

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING

CONSTRAINTS MAP
SAFARI HIGHLANDS RANCH
CITY OF ESCONDIDO, CALIFORNIA

SAFARI HIGHLANDS

CONCORDIA
HOMES



Luxury Estate Lot and Open Space Community

Recycled Use of Existing Site Materials

Rustic, Warm, Interwoven with Nature

Expansive Lots

Boulders, Creeks, Canyons & Trees

Equestrian Paths

Hiking Trails

Amenities for the whole family

Ineffable Views

Minimal Intrusion on Existing Topography

SAFARI HIGHLANDS

COMMUNITY CORE CONCEPTUAL PLAN

AMENITIES KEY

1. Community Parks
2. Community Recreation Center
3. Firehouse
4. Natural Riparian Preserve
5. Hiking Paths
6. Lookout Points
7. Entry Gatehouse

SAFARI HIGHLANDS

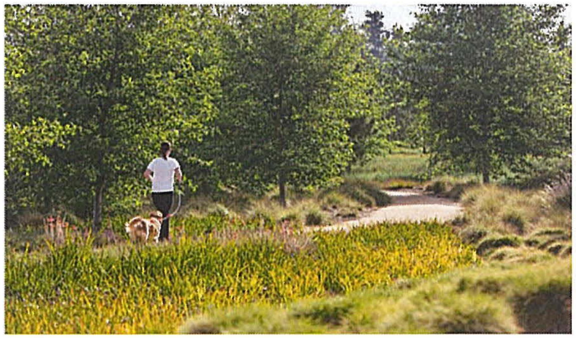
CONCORDIA HOMES

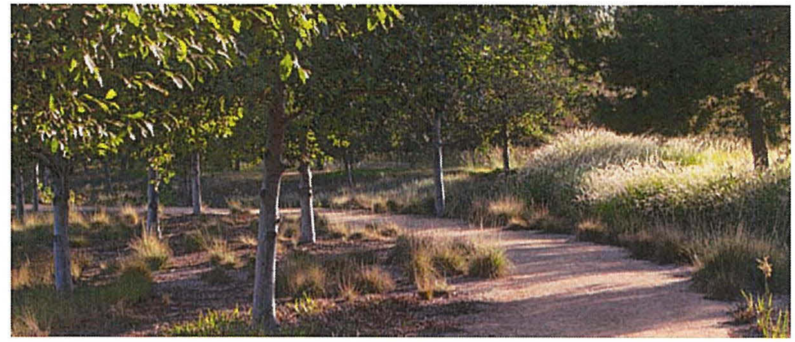
CONCEPTUAL IMAGERY

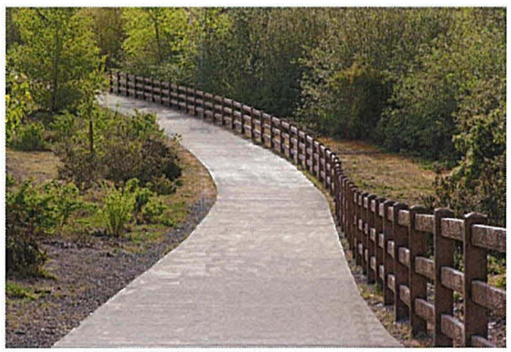
SAFARI HIGHLANDS

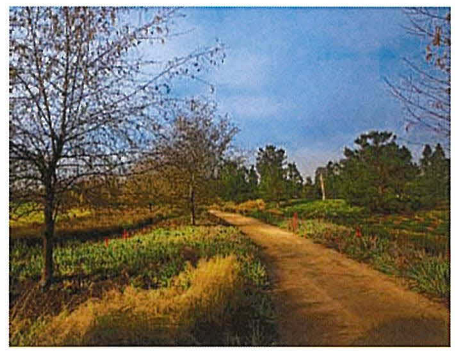
CONCORDIA HOMES

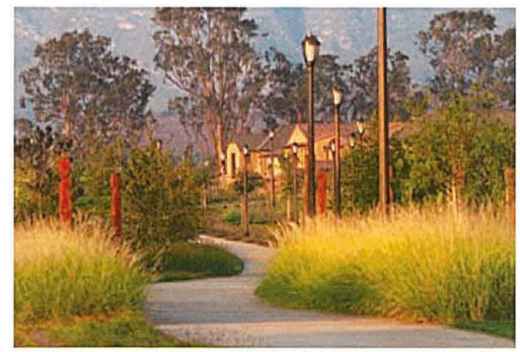
PATHWAYS







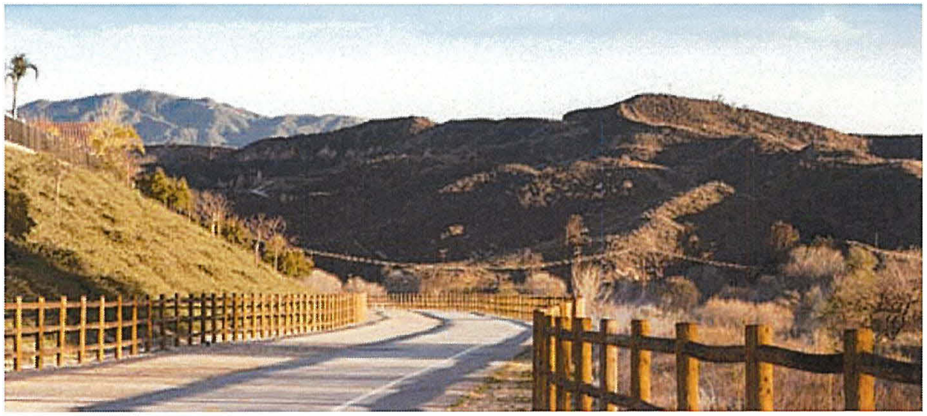


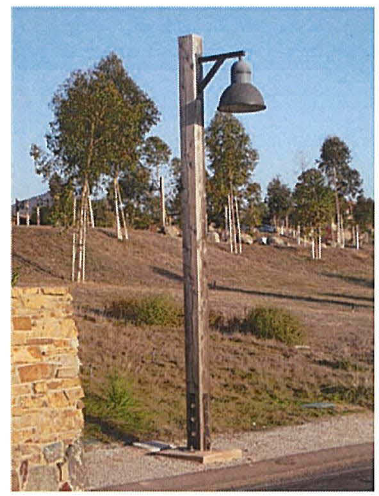


SAFARI HIGHLANDS

CONCORDIA HOMES

STREETSCAPES

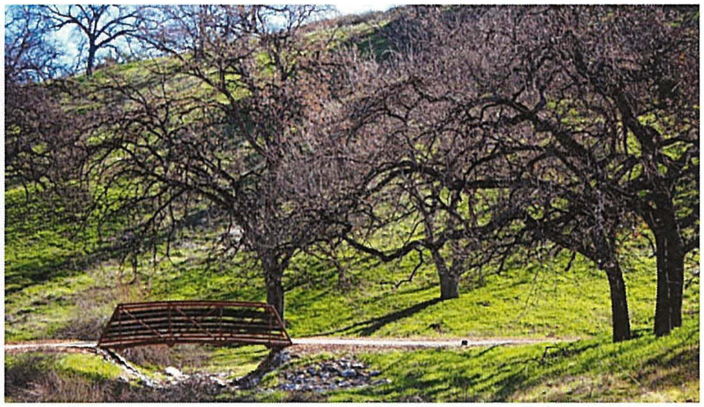


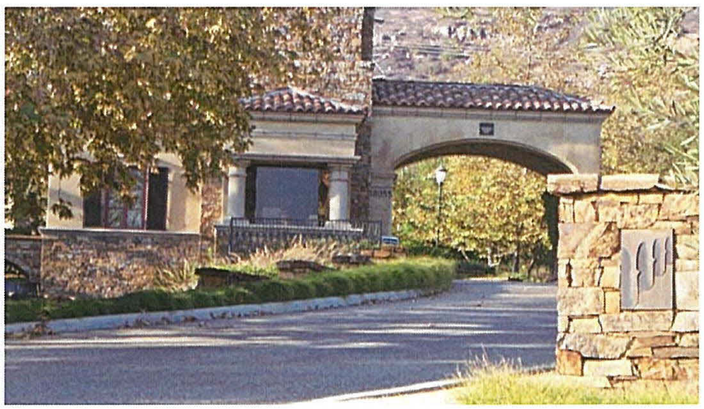


SAFARI HIGHLANDS

CONCORDIA HOMES

MONUMENTS & ICONS





SAFARI HIGHLANDS

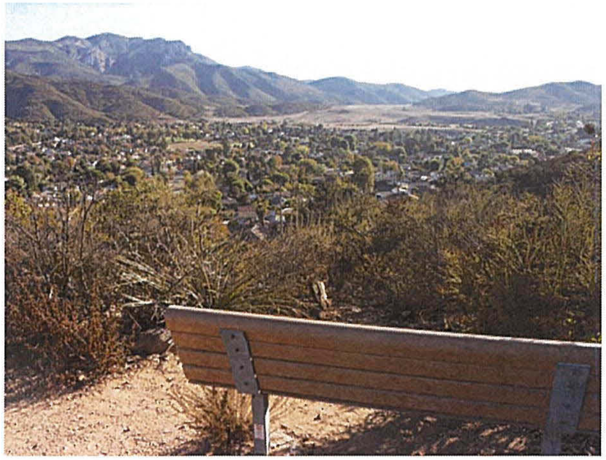
CONCORDIA
HOMES

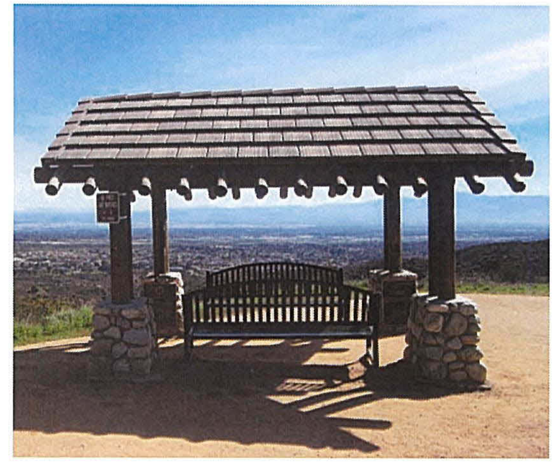
AESTHETIC VISION

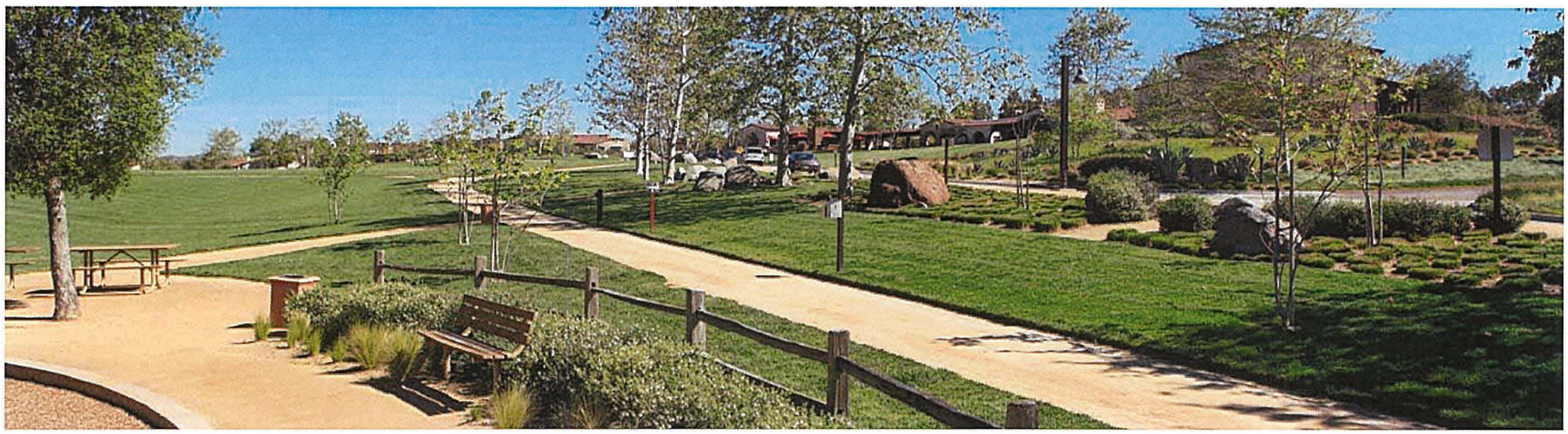
SAFARI HIGHLANDS

CONCORDIA HOMES

OPEN SPACE FEATURES

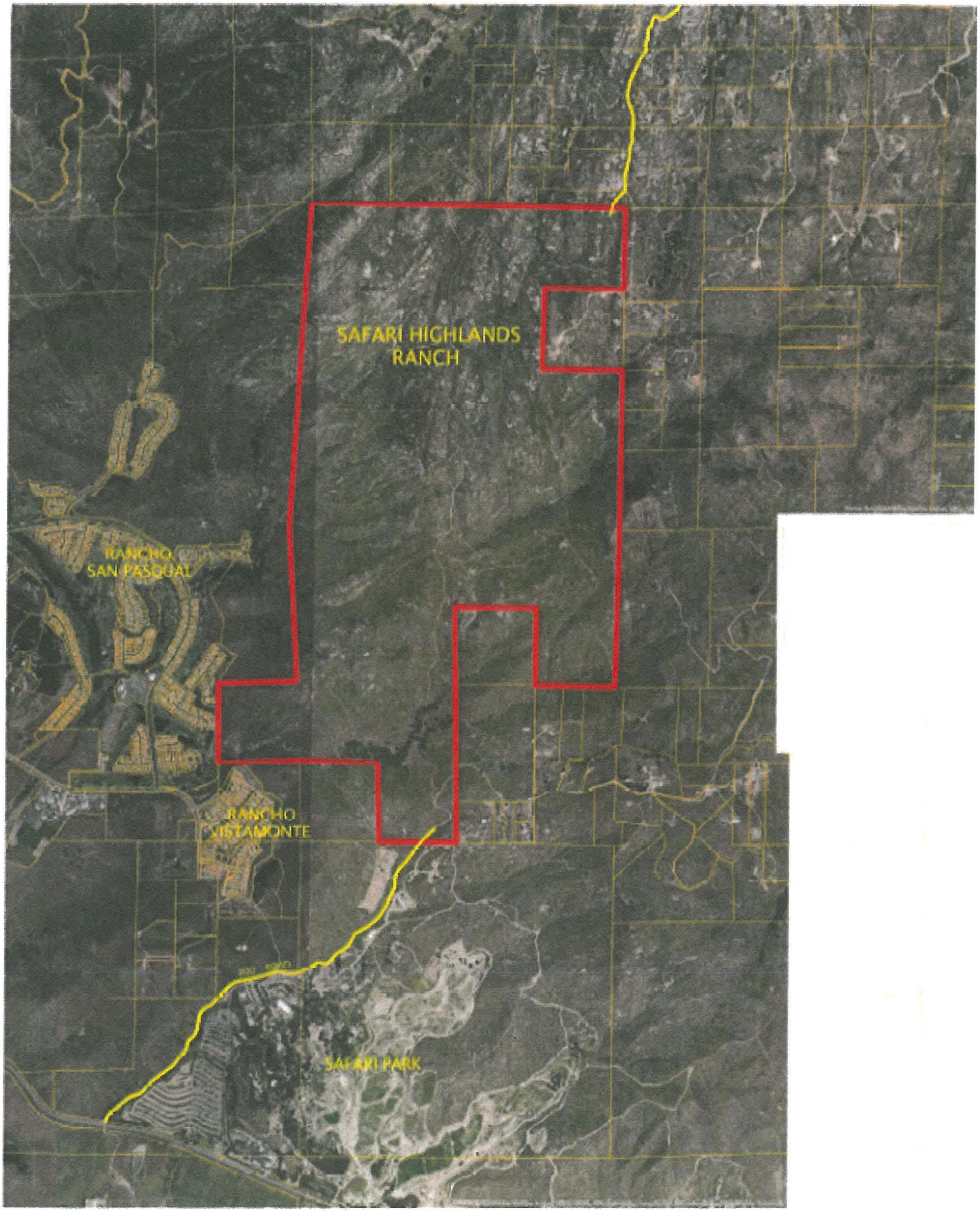






SAFARI HIGHLANDS

CONCORDIA HOMES



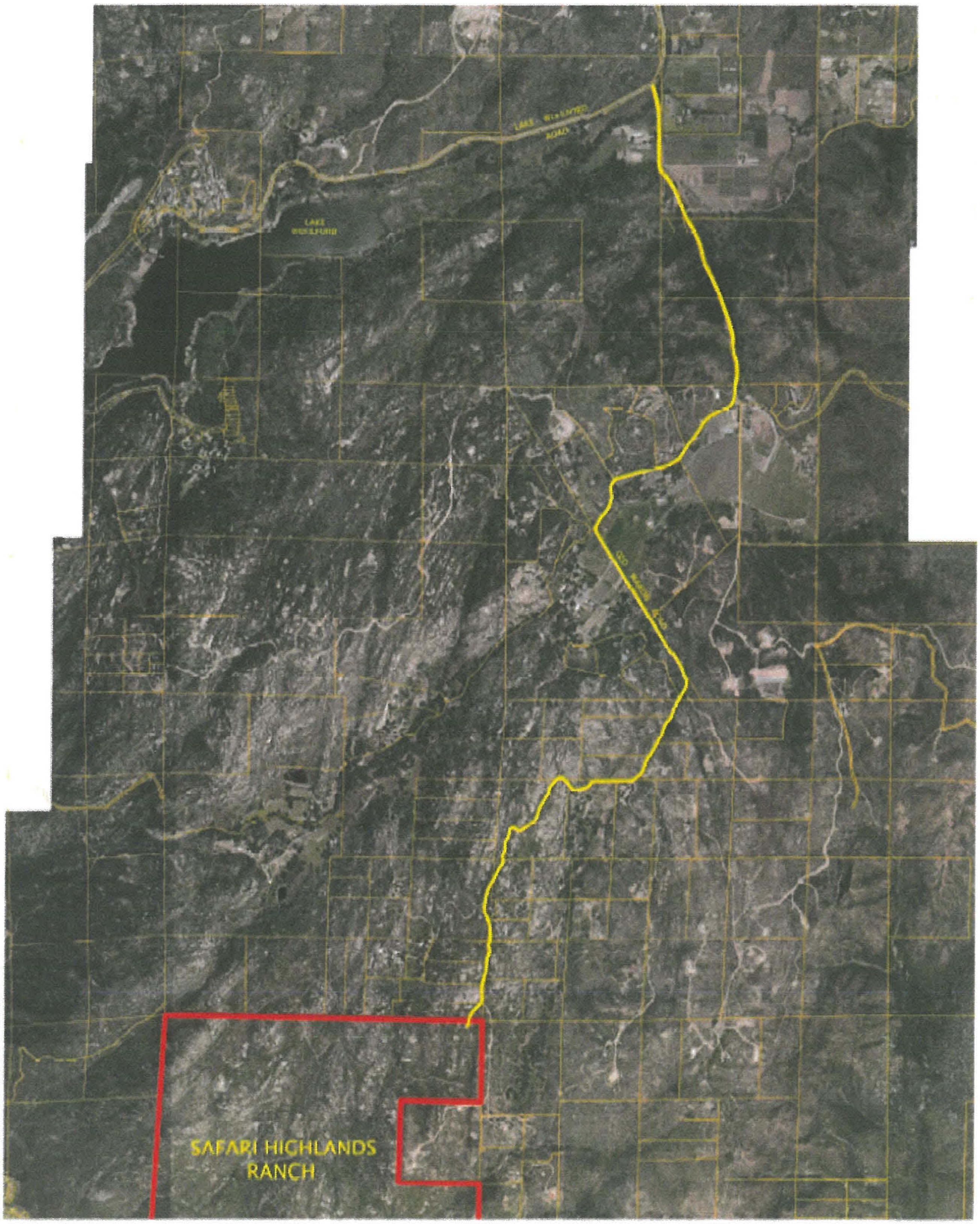
SAFARI HIGHLANDS RANCH

N

HUNSAKER
& ASSOCIATES

PLANNING ENGINEERING SURVEYING

GATED EMERGENCY ACCESS – ZOO ROAD



SAFARI HIGHLANDS RANCH

N

HUNSAKER
& ASSOCIATES
SAN DIEGO, INC

PLANNING ENGINEERING SURVEYING

GATED EMERGENCY ACCESS – OLD WAGON ROAD

ΩMEGA
ENGINEERING CONSULTANTS

March 26, 2014

Jeb Hall
Concordia Homes
437 S. Highway 101 Suite 212

Solana Beach, CA 92075

RE: Safari Highland Ranch Slope Analysis

Dear Manuel:

Per your direction, we have conducted a preliminary slope analysis of the property. The results of the slope analysis is summarized below.

We used the slope analysis criteria listed on the general plan for SPA-4 that determines the density based on slope density formulas of the Rural II[1] category for areas over 25% and Rural II for areas under 25% slope.

Slope	% of total	Acres	Acre/DU Allowed	Maximum DU Allowed	Rural Designation
0-25	40 %	424.7	2	212.3	Rural II
25-35	21 %	227.3	4	56.8	Rural II
35-100	39 %	432.8	20	21.6	Rural II
TOTAL	100 %	1,084.8		290	

If you have any questions please give me a call.

Sincerely,

Andrew J. Kann, R.C.E.

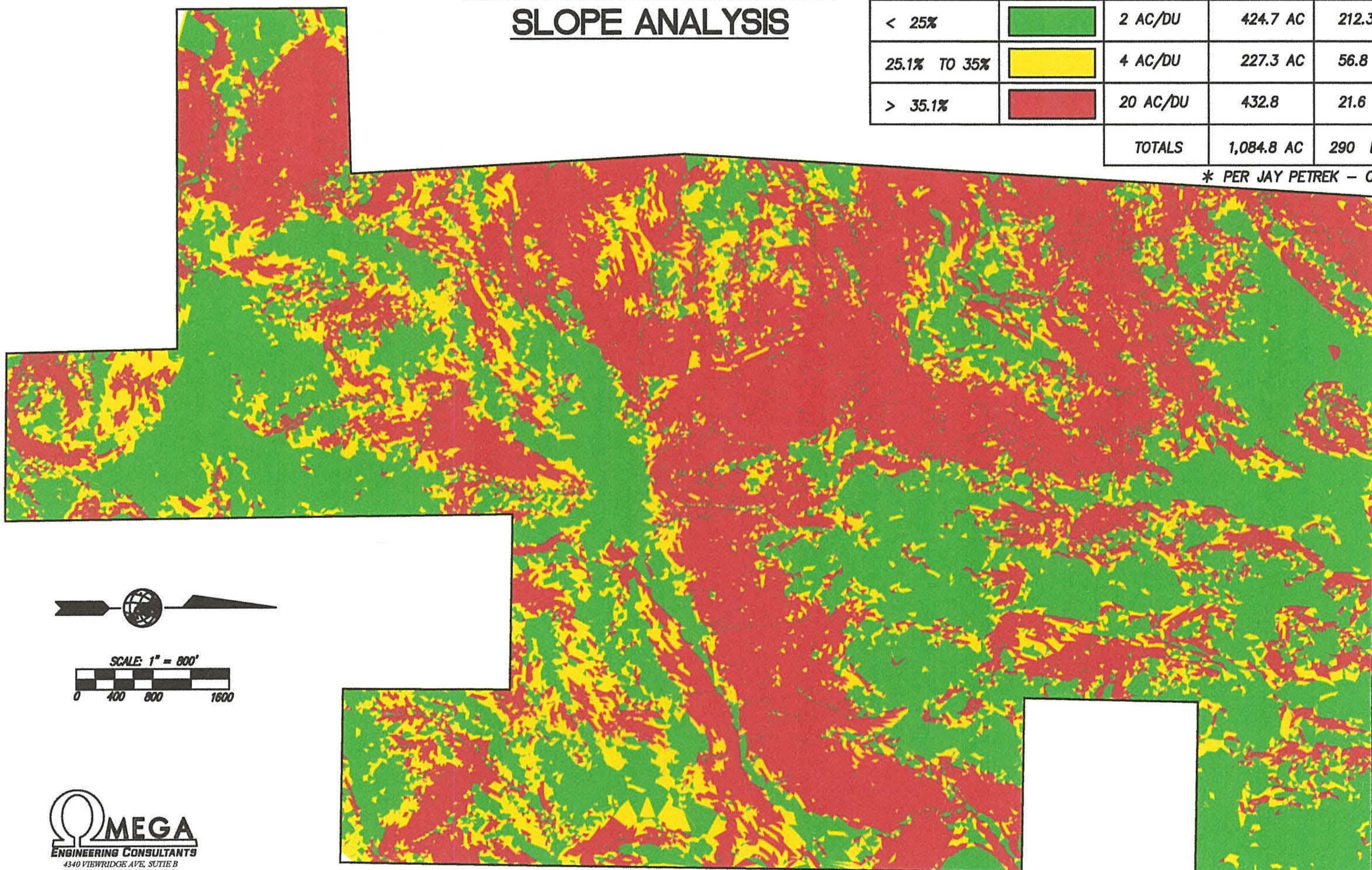
1 - per Jay Petrek at the City of Escondido

SAFARI ESTATES
SLOPE ANALYSIS

LEGEND

< 25%	(green)	2 AC/DU	424.7 AC	212.3 DUs	RURAL II *
25.1% TO 35%	(yellow)	4 AC/DU	227.3 AC	56.8 DUs	RURAL II *
> 35.1%	(red)	20 AC/DU	432.8	21.6 DUs	RURAL II *
		TOTALS	1,084.8 AC	290 DUs	

* PER JAY PETREK – CITY OF ESCONDIDO



SCALE: 1" = 800'

0 400 800 1600

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE, SUTIE B
SAN DIEGO, CALIFORNIA 92123
PH:(858) 634-8620
andrew@omega-consultants.com

3-28-14

SHEET 1 OF 1

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. ______________ File No. __________
Ord No. ______________

Agenda Item No.: 9
Date: April 23, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Sheryl Bennett, Director of Administrative Services
Joan Ryan, Assistant Director of Finance

SUBJECT: Fiscal Year 2014/15 Operating Budget Briefing

RECOMMENDATION:

It is requested that Council provide direction regarding the fiscal year 2014/15 General Fund operating budget.

FISCAL ANALYSIS:

Projected revenues and expenses for fiscal year 2014/15 will be presented at the City Council meeting.

The following proposed 2014/15 General Fund sources and uses of funds is balanced without the use of reserves:

Sources of Funds:

Estimated Revenue	$86,142,165
Transfer from Gas Tax	2,055,000
Transfer from Heygi Trust	2,000
Transfer from Ryan Trust-Library/Pioneer Room	18,000
Transfer from Wastewater	25,000
Transfer from Warehouse	100,000
Deposit – PEG Fees	11,000
TOTAL, Sources	**$88,353,165**

Uses of Funds:

General Fund Operating Budget	$87,435,745
Transfer to Recreation	236,385
Transfer to Vineyard Golf Course Debt Service	108,990
Transfer to Reidy Creek Golf Course Debt Service	351,460
Transfer to Vehicle Parking District	85,585
Transfer to Successor Agency-Housing	25,000
Advance Payback to Public Facilities Fund-Principal	110,000
TOTAL, Uses	**$88,353,165**

BACKGROUND:

General Fund:
The proposed 2014/15 General Fund Operating Budget is $87,435,745. This is an increase of $5.5 million from the fiscal year 2013/14 Operating Budget adopted on June 12, 2013.

The majority of this increase is due to Public Safety negotiated salary increases of approximately $2.6 million. There is an increase in the number of regular full-time positions of 5, one each in Finance, Planning, Recycling, Police and Risk. This proposed budget does not provide additional funds for labor contracts that will expire within this proposed budget period.

An additional cost is due to an increase in employee overhead, including retirement rates, workers' compensation rates, medical insurance and other benefits provided to employees. The effect of these increases is an additional combined cost of approximately $2.2 million to the General Fund during fiscal year 2014/15. Additional retirement rate increases are anticipated in future years due to policy and actuarial assumption changes proposed by the State of California Public Employees Retirement System (PERS) to address the unfunded liability portion of the retirement system. There is an amortization and smoothing policy change that is due to go into effect during fiscal year 2015/16 and an actuarial assumption change in regards to mortality improvement that will start in fiscal year 2016/17. These changes are expected to increase PERS rates in the near term but result in lower rates in the long term.

The remaining $700,000 is primarily due to an increase in charges to the General Fund by the Building Maintenance internal service fund. Unanticipated expenditures have exhausted this funds reserve balance. In addition, the City's facilities are aging and the cost to maintain them is increasing. Therefore, an increase in building maintenance charges is being proposed.

The proposed fiscal year 2014/15 operating budget revenue estimate is $86,142,165. This is a projected increase of 6% over the FY 2013/14 amended revenue projection excluding one-time revenue. The projected increase to revenue is 5% if you exclude projected increases from new business and programs. Following are the assumptions used for revenue projections in fiscal year 2014/15:

Revenue	2013/14 Revised	2014/15 Projected	Change	% Change
Sales Tax	$25,452,000	$27,793,000	$2,341,000	+9%
Property Tax in lieu of sales tax	8,132,000	8,970,000	838,000	+10%
Property Tax	10,518,000	10,879,000	361,000	+3%
Property Tax in lieu of VLF	10,668,000	11,038,000	370,000	+3%
Other taxes	11,243,915	11,845,000	601,085	+5%
Permits and licenses	934,000	944,000	10,000	+1%
Fines and forfeitures	1,316,500	1,040,000	(276,500)	-21%

Revenue	2013/14 Revised	2014/15 Projected	Change	% Change
Intergovernmental	2,427,500	2,427,500	0	0%
Charges for Services	7,008,765	7,474,425	465,660	+7%
Investment and rental income	3,282,120	3,400,000	117,880	+4%
Other revenue	331,240	331,240	0	0%
Total	$81,314,040	$86,142,165	$4,828,125	+6%

- Sales tax receipts are estimated to grow by 9% to reach projected sales tax revenue of $27.8 million. Part of this growth is due to the opening of new businesses like the Wal Mart Store and the Cheesecake Factory. In addition, sales tax was up 9% in fiscal year 2012/13 and growth for the first two quarters of fiscal year 2013/14 is about 10%; the past sales tax trend supports this growth.

- Property tax in lieu of sales tax is projected to increase by 10% or about $.8 million to reach projected revenue of $8.9 million. Growth of in lieu sales tax is based on the State Department of Finance's estimate of sales and use tax revenues allocated to the City in the prior fiscal year, plus an adjustment based upon projected statewide growth or decline in future sales tax revenue. Given that the in lieu sales tax payment is based on an estimate; there is a "true-up" adjustment each year that is included in this payment. The estimated true-up payment for fiscal year 2014/15 is about $320,000 and the remaining increase is due to projected growth of about 6%.

- Property taxes are projected to increase by 3%, to reach projected revenue of $10.9 million. This projected increase is due to improvements in the residential real estate market and a positive California Consumer Price Index (CCPI) factor of .5%. All real property not reduced by Proposition 8 may increase at the rate of the CCPI but cannot exceed 2% per year unless the property is improved or sold to establish a new assessed value. Therefore, all properties in Escondido not reduced by Proposition 8 will receive the .5% CPI adjustment to assessed value. Those properties that received Proposition 8 temporary reductions in prior years are required to be reviewed by the County Assessor outside of the CCPI adjustment factor. Because the median sales price for homes sold in Escondido is up 23% compared to the same time a year ago, our assumption is that this positive growth will be applied by the County Auditor to the lost value of the properties in the Proposition 8 pool or will be included in a new assessed value if the property is sold.

- Property tax in lieu of Vehicle License Fee (VLF) is estimated to increase by 3% to reach projected revenue of $11 million. Growth in this revenue is based on the change in assessed value of taxable property in the City from the prior year. Prior year assessed value was up about 2.69%.

- Other taxes, which include franchise fees, transient occupancy tax, business license fees, property transfer tax and the Redevelopment Property Tax Trust Fund (RPTTF) residual payment, is projected to increase by 5% to reach projected revenue of $11.8 million. This increase in revenue is mainly due to an increase in the projected residual payment from the RPTTF and increased franchise fees from SDG&E. Residual payments from RPTTF occur when property tax increment distributed to the Escondido Successor Agency exceed the Agency's tax sharing payments due to other taxing entities and enforceable obligations that are due each six month reporting period. This residual balance is then spread to all the taxing entities in the City based on an agreed upon allocation formula. Franchise fees from SDG&E are rising due to projected increases in natural gas prices.

- Permits and licenses that are collected for building, plumbing, electrical, mechanical, fire code and mobile-home permits are projected to increase by 1% to reach revenue of $.9 million.

- Fines and forfeitures are projected to decrease by 21% to reach projected revenue of $1 million. This decrease is mainly due to declines in vehicle code fines and the decision to end the red light camera program in fiscal year 2013/14.

- Intergovernmental revenue includes the Rincon fire services agreement, state mandated cost claims and various grants and is projected to remain flat to reach projected revenue of $2.4 million.

- Charges for services are projected to increase by about 7% to reach projected revenue of $7.5 million. The majority of this increase is due to a projected increase in federal supplemental payments for Medi-Cal emergency medical transports received from a new Ground Emergency Medical Transportation (GEMT) program administered by the California Department of Health and Human Services. In addition, increases to paramedic fees are projected due to a projected increase in transports.

- Income from interest and property is projected to increase by about $118,000 to reach projected revenue of $3.4 million. The majority of this increase is from the Westfield ground lease.

<u>Other Funds:</u>
Information regarding proposed budgets for other funds is summarized below.

<u>Vehicle Parking District:</u>
Parking permit revenue was eliminated as a source of revenue for this fund in prior years. Any increase in costs for items such as supplies, electricity and water results in an increase in the amount transferred in from the General Fund.

<u>Recreation:</u>
This fund has eliminated 2.5 full-time equivalent positions and has decreased their operating budget by $70,000. A $315,000 decrease in Fees for Service revenue is projected for fiscal year 2014/15.

There are no available reserves in this fund. The programs within this fund will continue to be analyzed and future program reductions are anticipated. At this point, however, a transfer from the General Fund of $236,385 to fund operations is being proposed. In addition, to assure proper tracking and monitoring of grant funds, the ASES grant has been removed from department 102 and has been assigned its own department number 111.

<u>Reidy Creek Golf Course:</u>
Reidy Creek Golf Course operating expenses are projected to increase by $24,000, which will be offset by a projected increase in green fees.

<u>CDBG:</u>
The CDBG grant award is projected to be slightly less than last year's projection by $31,000.

<u>Landscape Maintenance District:</u>
The proposed bottom line of this operating budget is fairly consistent with prior year. It is proposed that it be balanced with a use of available reserves of $139,000.

<u>Successor Agency-Housing:</u>
This fund has eliminated 1 regular full-time position. In addition, maintenance and operations costs are projected to decrease by $74,000, due to the elimination of the long-form rent control consultant and Fair Housing contract, as well as a decrease in rental subsidy costs resulting from resident transition to HUD Section 8 or new locations. The $695,000 Education Revenue Augmentation Fund (ERAF) repayment that was anticipated to be received by this fund during 2013/14 has been approved by the State Department of Finance to be made during fiscal year 2014/15.

<u>Mobilehome Park Management:</u>
This fund is projecting an increase in HOA dues and utility costs to be offset by rental income. Its total operating budget has increased by $21,000.

<u>HOME Program:</u>
The amount of the HOME grant award is projected to increase by $64,000 for fiscal year 2014/15.

<u>Water:</u>
This fund projects a $1 million increase in the cost of purchased water to be offset by a $3 million increase in water sales revenue. Water service charge revenue is also projected to increase by $1.5 million.

<u>Wastewater:</u>
This fund proposes a $241,000 increase in capital outlay. 3 regular full-time positions are requested to be added to this fund: Control Systems Analyst, Control Systems Technician and Cross Connection Technician. In addition, the Stormwater Department 440 has changed its name to Environmental Programs to reflect the expanding scope of responsibilities of this department, which include municipal stormwater compliance, compliance with environmental permits from resource agencies and water conservation education, outreach and reporting.

Building Maintenance:
The Building Maintenance fund is requesting a $296,000 increase to their professional services/contracts budget. This fund is proposing an increase in charges to other departments of $761,000. Of this amount, $656,000 represents an increase in building maintenance charges to the General Fund.

Warehouse:
$100,000 of available reserves is requested to be used as a one-time transfer to the General Fund.

Fleet:
This fund is proposing no increase in charges to the General Fund during fiscal year 2014/15. It is also proposing a $127,000 decrease to its operating budget. In order to balance this fund, a $1.1 million use of available reserves is being proposed. It is projected that this fund will exhaust its reserves by fiscal year 2017/18.

Telecommunications:
This fund is proposing to use $50,000 in available reserves for voice/data hardware upgrades.

Office Automation:
Office Automation is proposing a $60,000 increase in charges to departments. $49,000 of this amount represents an increase in office automation charges to the General Fund.

Workers' Compensation:
This fund is projecting a $229,000 increase to their maintenance and operations budget for excess and fraud insurance, legal fees, professional service contracts and medical services. It is proposing a $1 million increase in charges to departments. $700,000 of this amount represents an increase in workers' compensation charges to the General Fund. A $986,000 use of available reserves is requested to be used to balance this budget. The Workers' Compensation fund has budgeted for a significant use of available reserves to balance their operating budget the past several years. As a result, it will need to continue to increase charges to departments in future years.

General Liability:
General Liability insurance premiums are projected to increase by $148,000. Therefore, a $148,000 increase in charges to departments is proposed. $100,000 of this amount represents an increase in charges to the General Fund. It is requested that $654,000 of available reserves be used to balance this operating budget.

Benefits Administration:
This fund projects an increase in insurance premiums of approximately $731,000. It is not proposing an increase in charges to departments for fiscal year 2014/15, but will need to balance its operating budget with an $86,000 use of available reserves.

Property Insurance:
The SANDPIPA insurance premium has increased by $50,000. This fund is not proposing an increase in charges to departments. However, a $138,000 use of reserves will be needed in order to balance this budget.

Dental Insurance:
It is proposed that this operating budget be increased by $15,000. There is no increase in charges to departments. An $117,000 use of available reserves will be necessary to balance this budget.

Unemployment Insurance:
This operating budget is consistent with the prior year. Similar to fiscal year 2013/14, it is balanced with a use of reserves of $88,000.

Respectfully submitted,

Sheryl Bennett
Director of Administrative Services

Joan Ryan
Assistant Director of Finance

Agenda Item No.: 10
Date: April 23, 2014

ESCONDIDO
City of Choice

❖ WORKSHOP: CODE ENFORCEMENT

- No materials available

ESCONDIDO
City of Choice

Agenda Item No.: 11
Date: April 23, 2014

FUTURE CITY COUNCIL AGENDA ITEMS
April 17, 2014

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

April 30, 2014
No Meeting (5th Wednesday)

May 7, 2014
4:30 p.m.

	PROCLAMATION
	SCORE San Diego
	Water Awareness Month and Drinking Water Week
	PRESENTATION
	Water Conservation Poster Winners
	CONSENT CALENDAR
	Notice of Completion for the Grape Street Improvement Project (E. Domingue) *The Grape Street Improvement Project consisted of full street improvements including paving, street lights, curbs and gutters, sidewalks, retaining wall and fencing.*
	Active Transportation Program Grant Applications (E. Domingue) *The Council is being asked to approve applications to Caltrans for Active Transportation Program grants for the Escondido Creek Bicycle Path Missing Link Project and Safe Routes to School Projects.*
	PUBLIC HEARINGS
	City of Escondido Landscape Maintenance District Zones 1-37 (E. Domingue) *As part of the approval process for the annual Engineer's Report for LMD Zones 1-37, a public hearing is required to receive public input on the proposed assessments for the upcoming fiscal year. No Council Action is required.*
	CURRENT BUSINESS
	Emergency Operations Plan (M. Lowry) *Council has adopted previous versions of the Emergency Operations Plan in 1997, 2002 and 2006. Since then the plan has completed a comprehensive review and been approved by the County of San Diego Office of Emergency Services and the State of California Governor's Office of Emergency Services, and is in compliance with the Federal Emergency Management Agency's Whole Community Approach to Emergency Management Guidelines.*

May 7, 2014
Continued

	CURRENT BUSINESS Continued
	Amendment to Escondido Municipal Code Concerning Wastewater Discharge Regulations for Breweries, Wineries and Distilleries (C. McKinney) *The Utilities Department requests that Council amend the Escondido Municipal Code to authorize Utilities Staff to set specific discharge requirements for breweries, wineries and distilleries. Draft discharge requirements for these businesses have been developed in cooperation with existing small breweries and wineries.*
	Preliminary Five-Year Capital Improvement Program and Project Budgets for Fiscal Year 2014/15 (S. Bennett) *Per Council direction, preliminary meeting to discuss staff recommended capital project requests for the 2014/15 Capital Improvement Program and Budget.*
	Future Agenda Items (D. Halverson)

ESCONDIDO
City of Choice

City Manager's WEEKLY UPDATE to City Council

April 16, 2014

ECONOMIC DEVELOPMENT

- A Request for Qualifications for the Needs Assessment related to the relocation of the Public Works Yard was released on April 3. Statements of Qualifications are due back by May 2nd.
- Unused Façade and Property Improvement Program funds have been reassigned to a new restaurant project at 212 E. Grand Avenue.
- Escondido's latest demographic information is attached and will be placed on the City's website.

SPECIAL EVENTS

We are moving into our busy season for special events again. The following is a list of special events open to the public for the month of May. More detailed information about each event will be highlighted in an update approximately 2 weeks before the event.

May 3rd – 5th Annual International Bazaar – Grape Day Park
May 4th – San Diego Zoo Safari Park Half marathon
May 10th – International Mother's Day in Grape Day Park
May 17th - Holi Festival of Colors in Grape Day Park
May 17th - Fighting Eagles Fun Run in Kit Carson Park
May 24th – American Heritage Car Show in Grape Day Park
May 31st – Cruising Stars & Stripes Car Show in Grape Day Park
May 31st – San Diego Century Bike Tour 2014 (passes through the city)

COMMUNITY DEVELOPMENT UPDATES

Planning:

- On April 15th, the Board of Supervisors authorized negotiations to lease property in Escondido that will meet the requirements of the County Health and Human Services Agency and the Department of Child Support Services. Per the attached correspondence, they intend to commence negotiations immediately to lease the former Albertson's site at 649 W. Mission, to consolidate the services from their existing County-owned properties on E. Valley Parkway and N. Midway. A plot plan application to renovate the building for undisclosed office and retail tenants has been recently approved.
- Major Projects Update:
    - Oak Creek (NUW) – Staff is preparing the EIR Notice of Preparation for distribution following receipt of the consultant's revisions. Preparation of the screencheck EIR is underway.

- o Amanda Lane (NUW) – The application remains incomplete, awaiting the applicant's revised submittals in response to LAFCO and staff review. The applicant is evaluating offsite improvements for the storm drain design, sewer alignment and alignment of Gamble Lane due to the topographical conditions.
- o Zak/NCA Development –The project is scheduled for Planning Commission hearing on 4/22/14.
- o Centerpointe – Payment has been received for the EIR contract, enabling the staff to begin working with the consultant.
- o North Broadway Deficiency Area Projects – The applicant has submitted the draft traffic studies for the various projects, along with associated technical reports, for staff's review. The proposed 16-lot subdivision at 839 Stanley (Boer property) is tentatively scheduled for Planning Commission on May 13th, pending completion of the mitigated negative declaration.
- o Meadowbrook – On April 8th, the Planning Commission approved the CUP modification to add 66 apartment units. Negotiations are ongoing regarding the Reimbursement agreement for the additional units to address funding contributions for the North Broadway Deficiency Area.

Building Division:

- The Building Division had a busy week, issuing 65 permits for a total valuation of $2,357,651. Building issued 10 photovoltaic permits for a total of 153 permits so far this year. The Building counter averaged 26 daily visitors and inspections averaged 23 per day.
- Permits were issued for the final two buildings at the Contempo project at 203 S. Orange St. and for the underground utilities at the future Black Angus restaurant at the North County Mall, 296 Via Rancho Parkway. The Monticello assistant living facility at 930 Monticello and the Classical Academy School at 207 E. Pennsylvania continue to progress through their construction phases.

CAPITAL IMPROVEMENT PROJECTS

2013 - 2014 Pavement Repair and Rehabilitation Program:
The paving contractor has begun to resurface the final street for this year's project. The work is along 9th Avenue between Tulip Street and Auto Parkway west of the I-15 freeway exit. The work is being done at night from Monday April 14 through Thursday April 17.

Grape Street Public Improvement Project:
SDG&E is mobilizing crews to make the final connection for the new low pressure sodium street lights.

Private Development

1146 East Valley Parkway- McDonald's Restaurant:
Construction of the new fire hydrant lateral and fire sprinkler lateral servicing the new building were completed last week. Water quality testing began this week with test results on Thursday April 17. The construction of the new #3 lane along Valley Parkway is ongoing.

Tract 888-Cambell Court:
No activity to report

Lincoln Avenue & Escondido Boulevard Gas Main Testing Station:
The asphalt pavement has been completed along the project. As part of the conditions of this permit SDG&E was required to grind and resurface the area along Lincoln Avenue affected by their construction activity. The permit work resulted in 3,600 square feet of new roadway along our city streets. Final street markings are expected to be completed in the coming days.

RedFlex Camera Removal:
Staff has been in contact with several Redflex representatives this past week to work out the permit requirements to safely remove the camera systems from the public right of way. No construction schedule has been provided at this time

7-11 Improvement at Washington Avenue:
The contractor is working along Washington Avenue to resurface the utility trenches and install the new rubber median curb along the center line of the roadway. The construction schedule calls for the pavement restoration along Ash Street and the installation of the rubber median curb on Wednesday April 16th.

PUBLIC SAFETY

Police:

- Chief Carter gave a presentation to the Old Escondido Neighborhood Group on the Neighborhood Transformation Program this past Thursday.
- Chief Carter and Captain Loarie attended the SDPOA Police Officer of the Year Banquet Friday night, where Detective Damian Jackson received the award.
- Chief Carter, Captain Loarie, Susan Cervenka and Lt. Erik Skaja attended the Volunteer Monthly meeting and bought dinner for Volunteer Appreciation Week.
- Chief Carter gave a presentation to the Escondido East Rotary.
- Chief Carter and Captain Loarie attended the California Investigative Excellence Award Banquet on Wednesday where Detective Jeff Valdivia was honored.
- 11 police officers and one dispatcher participated in the 4th annual Police Athletic League Soccer Game against the PAL kids on Sunday.
- The Police Athletic League fund raised and presented the kids soccer program a check funding the upcoming season.
- New hire Santo LeCourt graduates from the Police Academy on Thursday.

- Officer Steve Braucht was recognized at the Padre Game on Friday at Law Enforcement Night.

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Type of Case	January-March	April-June	July-September	October-December	Total
Inoperative Vehicle - Public (Police)					**0**
Inoperative Vehicle - Private (Code)	13				**13**
Housing Code	25				**25**
Mobile Home Park	7				**7**
MHP Rent Review Inspections	2				**2**
Zoning Code	109				**109**
Municipal Code	351				**351**
Building Code	28				**28**
Graffiti	48				**48**
Shopping Carts Retrieved	429				**429**
City Attorney Referrals	12				**12**
Signs Removed	1209				**1209**
Staff Time for Sign Removal (hours)	133				**133**
Cases Opened	694				**694**
Cases Closed	689				**689**
CDBG Cases	298				298

COUNTY OF SAN DIEGO

AGENDA ITEM

DATE: April 15, 2014 **13**

TO: Board of Supervisors

SUBJECT: HEALTH AND HUMAN SERVICES AGENCY – APPROVAL OF NEW LEASE AGREEMENT WITH THE HELEN M. MARTIN TRUST FOR 1130 TENTH AVENUE, SAN DIEGO AND RECOMMENDATIONS TO ACCOMMODATE OTHER SPACE NEEDS (DISTRICTS: 1 & 3)

Overview

On December 15, 1987 (64) the Board of Supervisors approved a five-year lease for 7,256 square feet of office space at 1130 Tenth Avenue in downtown San Diego for a Health and Human Services Agency service center. The Health and Human Services Agency has continued to lease this facility since 1988 to serve the vital needs of downtown San Diego clients.

Today, the Board is requested to approve a new 5-year lease, with one 5-year extension option, commencing August 1, 2014 with the Helen M. Martin Trust. The current lease is scheduled to expire on July 31, 2014. The proposed lease is for the existing 7,256 square feet of office space with an occupancy cost of $12,843 per month ($1.77/SF), plus future potential electrical cost increases that may be paid by the County. This rent is within the range of recent comparable transactions for space of this type in the downtown San Diego market area.

The Board is also requested to approve in principle: 1) the lease of 80,000 to 95,000 square feet in the City of Escondido for the relocation and consolidation of the Health and Human Services Agency Escondido Family Resource Center and other health and human services and programs and to authorize the Director, Department of General Services to negotiate a lease for Board consideration at a subsequent meeting; 2) the lease of 7,000 to 10,000 square feet in both North and South San Diego County for Department of Child Support Services satellite offices and to co-locate these offices with Health and Human Services Agency facilities, where feasible, and to authorize the Director, Department of General Services to negotiate a lease for Board consideration at a subsequent meeting.

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that this project is exempt from the provisions of CEQA because it involves the lease of an existing facility involving negligible or no expansion of existing use.

2. Approve and authorize the Director, Department of General Services, to execute the lease with the Helen M. Martin Trust, for 7,256 square feet of space located at 1130 10th Avenue in San Diego.

3. Authorize the Director, Department of General Services, to exercise the option to extend the lease prior to its expiration, if appropriate.

4. Approval in principle the lease of approximately 80,000 to 95,000 square feet of new office space in the City of Escondido for a new Family Resource Center and other health and human services programs and services and authorize the Director, Department of General Services to negotiate the lease of the required property and return to the Board of Supervisors for approval of the lease.

5. Approval in principle the lease of approximately 7,000 to 10,000 square feet of new office space for the Department of Child Support Services in North and South San Diego County for child support satellite offices and related programs and services and authorize the Director, Department of General Services to negotiate the lease of the required property and return to the Board of Supervisors for approval of the lease.

Fiscal Impact

Funds for the 1130 Tenth Avenue agreement are included in the Fiscal Year 2013-14 Operational Plan for Health and Human Services Agency. If approved, the lease at 1130 Tenth Avenue in downtown San Diego will commence on August 1, 2014 and result in Fiscal Year 2014-15 cost of $154,127 and Fiscal Year 2015-2016 cost of $158,354. The funding sources are Social Services Administrative revenue and General Purpose Revenue. There will be no additional staff years required.

There is no fiscal impact for the requested approval in principle to relocate and consolidate the Health and Human Services Agency offices in Escondido. The projected lease costs resulting from this action will be determined during lease negotiations and will be included in a subsequent report and recommendations to the Board at a later time.

There is no fiscal impact for the requested approval in principle to locate office space for the Department of Child Support Services. Currently, the Department of Child Support Services occupies space in the Old Downtown Courthouse under an agreement with the State of California. Some staff from this location will be assigned to the new satellite offices once sites have been selected. Since the goal will be to co-locate with a Family Resource Center the occupancy costs will depend on completion of the site investigations and the negotiated lease costs. The projected lease costs resulting from this action will be determined during lease negotiations and will be included in a subsequent report and recommendations to the Board at a later time.

SUBJECT: HEALTH AND HUMAN SERVICES AGENCY – APPROVAL OF NEW LEASE AGREEMENT WITH HELEN M. MARTIN TRUST FOR 1130 TENTH AVENUE, SAN DIEGO AND RECOMMENDATIONS TO ACCOMMODATE OTHER SPACE NEEDS (DISTRICTS: 1 & 3)

Business Impact Statement
The County's occupancy of 1130 Tenth Avenue, San Diego will continue to generate positive economic benefits to building ownership and surrounding businesses.

Advisory Board Statement
N/A

Background
The Health and Human Services Agency has occupied 7,256 square-feet of leased office space at 1130 10th Avenue, San Diego since 1988 for administering General Relief and Food Stamps programs in the downtown area. On December 15, 1987 (64) the Board approved the original lease for this location. On June 30, 1992 (39) the Board approved a first amendment to reduce the monthly rental rate and extend the lease term five years. On May 14, 1996 (11) the Board approved a renegotiated rental rate and included options to extend the lease term to July 31, 2014. Previous building modifications of this leased facility expanded the lobby for better client access and improved the ADA restroom facilities to better accommodate clients.

In accordance with Board Policy F-22, (Lease of Real Property for County Use), the Department of General Services conducted a market review of comparable office space that met the size and space configuration requirements of the department, offered competitive lease rates and terms, and within close proximity of 1130 10th Avenue. No other office space was identified that better met the search criteria and economical rents at the time of lease negotiations than that of the existing leased office space. In order to avoid costs of moving and incurring internet technology costs at some other location, HHSA elected to negotiate a new lease.

The lease negotiations with the Helen M. Martin Trust were successfully completed with the negotiated rental rate for the lease being $12,843 per month ($1.77/SF), plus future possible electrical cost increases that may be paid by the County. This amount is a full-service rental rate and includes replacement of vinyl flooring in all restrooms. Details of the proposed transaction are as follows:

LEASE PROVISION	EXISTING LEASE	PROPOSED LEASE
LESSOR:	Helen M. Martin Trust	No change
PREMISES:	1130 10th Avenue, San Diego	No change
SIZE:	7,256 square feet of office space	No change
TERM:	Five years	No change
OPTIONS TO EXTEND:	None remaining	One five-year option to extend the term

SUBJECT: HEALTH AND HUMAN SERVICES AGENCY – APPROVAL OF NEW LEASE AGREEMENT WITH HELEN M. MARTIN TRUST FOR 1130 TENTH AVENUE, SAN DIEGO AND RECOMMENDATIONS TO ACCOMMODATE OTHER SPACE NEEDS (DISTRICTS: 1 & 3)

LEASE PROVISION	**EXISITNG LEASE**		**PROPOSED LEASE**	
EARLY TERMINATION:	Available any time after the 36th month with 60-day notice		None per agreement	
MAINTENANCE:	Lessor provides		No change	
CUSTODIAL:	Lessor provides		No change	
IMPROVEMENTS:	None currently available		Lessor shall replace vinyl floors in all restrooms	
MONTHLY OCCUPANCY COSTS:				
Rent:	$12,843/mo.	($1.77/SF)	$12,843/mo.	($1.77/SF)
Utilities:	Included	-0-	Included*	-0-
Custodial:	Included	-0-	Included	-0-
Maintenance:	Included	-0-	Included	-0-
TOTAL OCCUPANCY COST PER MONTH:	$12,843/mo.	($1.77/SF)	$12,843/mo.	($1.77/SF)

* Electricity costs are Lessor's expense through the lease, however Lessor's electricity expense is capped at 22 cents per square foot; County shall pay any excess utility expense.

Approval in Principle to Relocate the Escondido Family Resource Center, and other health and human service programs including, Child Welfare Services, Public Health Center, Aging & Independence Services, and HHSA Regional Administration:

The Health and Human Services Agency has experienced a substantial increase in requests for services and is currently operating in three (3) older owned facilities and one leased facility in the City of Escondido. The owned facilities were constructed in 1953, 1957, and 1967 and are not large enough to adequately serve the increasing needs of the community. The Health and Human Services Agency recently completed a study that evaluated service demand by location. The Family Resource Center in Escondido was identified as an area of substantial need, where the facility is too small to adequately meet current and future client requirements.

The existing County-owned 22,080 square-foot Family Resource Center, 3,060 square-foot Public Health Center, and the 13,010 square-foot North Inland Regional Center are located at 606-620 East Valley Parkway in the City of Escondido. The three buildings are situated on one parcel of 2.75 acres. The Health and Human Services Agency also leases 20,400 square feet of office space at 463 North Midway Drive for Child Welfare Services and Aging & Independence Services that will be consolidated into a larger regional facility in Escondido. This lease expires May 31, 2015.

SUBJECT: HEALTH AND HUMAN SERVICES AGENCY – APPROVAL OF NEW LEASE AGREEMENT WITH HELEN M. MARTIN TRUST FOR 1130 TENTH AVENUE, SAN DIEGO AND RECOMMENDATIONS TO ACCOMMODATE OTHER SPACE NEEDS (DISTRICTS: 1 & 3)

Approval in Principle for Department of Child Support Services Satellite Offices

The Department of Child Support Services has identified the need to provide satellite offices in North and South San Diego County of approximately 7,000 to 10,000 square feet each to better meet customer service requests. The Department of Child Support Services believes that there are substantial benefits to exploring co-location opportunities with the Health and Human Services Agency and will work with both the agency and the Department of General Services to identify suitable locations that will meet their requirements.

The Department of Child Support Services currently leases 46,806 square feet in the NBC Building at 225 Broadway, San Diego (lease expires May 2017), and occupies two modular trailers for a total of 2,157 square feet at the North County Regional Center. The department also occupies approximately 46,000 square feet in the Old Downtown Courthouse under an agreement with the State of California. The State is constructing a new Downtown Courthouse that should be completed October 2016. Currently all customers and clients need to visit either the Old Downtown Courthouse or the modular trailers at the North County Regional Center for services or consultation. No public facing services are offered at the NBC Building. Parking is currently limited for customers near the Old Downtown Courthouse and will become worse when the new State Courthouse is completed. The modular trailers at the North County Regional Center are too small to meet the current demand for services in the area. Satellite offices in North and South County will provide regionalized customer service in locations that are more easily accessible for customers. Co-locating these offices with a Family Resource Center will significantly help customers who need to visit both offices.

California Environmental Quality Act

The proposed lease is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15301 of the CEQA Guidelines, as it involves the lease of and minor alterations to an existing facility, involving negligible or no expansion of an existing use.

Linkage to the County of San Diego Strategic Plan

Today's proposed actions support the Healthy Families Strategic Initiative in the County of San Diego's 2014-2019 Strategic Plan by improving access to high-quality and efficient care that leads to improved physical and behavioral health. This action also supports the Stewardship Core Value by being accountable to each other and the public for providing service and value.

Respectfully submitted,

HELEN N. ROBBINS-MEYER
Chief Administrative Officer

ATTACHMENT(S)
Attachment A – Analysis of Comparable Leases
Attachment B – Map

SUBJECT: HEALTH AND HUMAN SERVICES AGENCY – APPROVAL OF NEW LEASE AGREEMENT WITH HELEN M. MARTIN TRUST FOR 1130 TENTH AVENUE, SAN DIEGO AND RECOMMENDATIONS TO ACCOMMODATE OTHER SPACE NEEDS (DISTRICTS: 1 & 3)

AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: [ ] Yes [X] No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED
[ ] Yes [X] No

PREVIOUS RELEVANT BOARD ACTIONS:
On May 14, 1996 (11) the Board approved a renegotiated lease agreement which reduced rent and eliminated County's paid utilities expense; on June 30, 1992 (39), the Board approved a first amendment to lease to reduce the monthly rental rate and extend the term; on December 15, 1987 (64), the Board approved a five-year lease agreement for 7,256 square feet of office space.

BOARD POLICIES APPLICABLE:
F-22, Lease of Real Property for County Use

BOARD POLICY STATEMENTS:
N/A

MANDATORY COMPLIANCE:
San Diego County Administrative Code
The proposed lease meets the requirements of the San Diego County Administrative Code, Section 67, which prohibits the County from contracting with persons employed by the County or businesses where persons employed by the County, either currently or within the past 12 months, serve as officers, principals, or major shareholders.

Government Code
The proposed site is located on a public transit corridor, in accordance with California Government Code Section 25351.1.

General Plan Conformance
This HHSA facility has been at this location since 1986 and was in conformance with the City of San Diego's General Plan at the time of initial occupancy.

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):
527824

ORIGINATING DEPARTMENT: General Services

OTHER CONCURRENCES(S): Health and Human Services Agency
Department of Child Support Services

SUBJECT: HEALTH AND HUMAN SERVICES AGENCY – APPROVAL OF NEW LEASE AGREEMENT WITH HELEN M. MARTIN TRUST FOR 1130 TENTH AVENUE, SAN DIEGO AND RECOMMENDATIONS TO ACCOMMODATE OTHER SPACE NEEDS (DISTRICTS: 1 & 3)

CONTACT PERSON(S):

Adam S. Weinberg, Chief, Real Estate Services	Fred Watz, Senior Real Property Agent
Name	Name
(858) 694-2301	(858) 694-2309
Phone	Phone
adam.weinberg@sdcounty.ca.gov	fred.watz@sdcounty.ca.gov
E-mail	E-mail

APRIL F. HEINZE, P.E.
Director
(858) 694-2527
FAX (858) 467-9283

County of San Diego

FACILITIES OPERATIONS
FLEET MANAGEMENT
MAIL SERVICES
PROJECT MANAGEMENT
REAL ESTATE SERVICES

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE., STE. 410, SAN DIEGO, CA 92123-1204

April 15, 2014

Ms. Diane Halverson, City Clerk
CITY OF ESCONDIDO
201 North Broadway
Escondido, Ca. 92025

PROPOSED OFFICES FOR HEALTH AND HUMAN SERVICES AGENCY (HHSA) AND DEPARTMENT OF CHILD SUPPORT – 649 WEST MISSION AVENUE, CITY OF ESCONDIDO

Dear Ms. Halverson:

Section 25351 of the Government Code requires that the County provide a 60-day advance notice to the City Clerk of a city in which the County intends to lease, expand, or construct a building. This letter is to provide written notice that the County of San Diego proposes to lease portions of a building at 649 West Mission Avenue for HHSA Regional Administration, the Escondido Family Resource Center, Child Welfare Services, Public Health Center, and Aging & Independence Services. These programs will be relocated from the County-owned buildings at 600-620 East Valley Parkway and a leased building at 463 North Midway Drive. The new location will also house a Department of Child Support Services satellite office.

If you have any questions or concerns please contact Carl Harry, Real Estate Project Manager, at (858) 694-2317.

ADAM S. WEINBERG, CCIM
Chief, Real Estate Services Division
Department of General Services

ASW:cwh

L-23A_Notice-CityClerk

APRIL F. HEINZE, P.E.
Director
(858) 694-2527
FAX (858) 467-9283

County of San Diego

FACILITIES OPERATIONS
FLEET MANAGEMENT
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REAL ESTATE SERVICES

DEPARTMENT OF GENERAL SERVICES
5560 OVERLAND AVE., STE. 410, SAN DIEGO, CA 92123-1204

April 15, 2014

Ms. Barbara J. Redlitz, AICP
Director of Community Development
CITY OF ESCONDIDO
201 North Broadway
Escondido, Ca. 92025

GENERAL PLAN CONFORMANCE - PROPOSED OFFICES FOR HEALTH AND HUMAN SERVICES AGENCY (HHSA) AND DEPARTMENT OF CHILD SUPPORT – 649 WEST MISSION AVENUE, CITY OF ESCONDIDO – ASSESSOR'S PARCEL 228-270-82

Dear Ms. Redlitz:

The County of San Diego proposes to lease portions of a building at 649 West Mission Avenue in the City of Escondido for HHSA Regional Administration, the Escondido Family Resource Center, Child Welfare Services, Public Health Center, and Aging & Independence Services. These programs will be relocated from the County-owned buildings at 600-620 East Valley Parkway and a leased building at 463 North Midway Drive. The new location will also house a Department of Child Support Services satellite office.

Pursuant to Section 65402, Article 7, Chapter 2 of the Government Code, we request a report as to the conformity with the City of Escondido General Plan as to purpose, location, and extent of the proposed leasehold.

If you have any questions or concerns, please contact Carl Harry, Real Estate Project Manager, at (858) 694-2317.

ADAM S. WEINBERG, CCIM
Chief, Real Estate Services Division
Department of General Services

ASW:cwh

L-23_Req-GenPlanConformanceLtr

Revised 4-15-2014

CITY OF ESCONDIDO
DEMOGRAPHICS

Incorporated: 10-8-1888 **Elevation:** 400 ft.-2,100 ft*** **Latitude:** 33° North **Longitude:** 117° West

Size:	City Limits***	Sphere of Influence***	Industrially Zoned Properties***
	23,872 acres	43,589.85 acres	1134.29 acres
	37.30 sq. miles	68.11 square miles	

Population: *	1980	1990	2000	2004	2008	2012	**2013 (E)**
Escondido	64,355	108,635	133,559	140,671	143,389	146,057	145,901
Growth from Prior Period	75% over 1970	69% over 1980	23% over 1990	2.7% over 2003	0.7% over 2007	1.5% over 2011	-0.1% from 2012
County:	1,861,864	2,498,016	2,813,83	3,017,204	3,146,274	3,143,429	3,150,178

Ethnicity: **	Hispanic	White	Black	Native American	Asian, Hawaiian/ Pacific Islander	Mixed Race/Other
2000 Census	51,693	69,305	2,734	776	6,063	2,988
	38.7%	51.9%	2.0%	0.6%	4.5%	2.2%
2004 SANDAG	58,626	68,323	2,741	828	6,776	3,377
	42%	49%	1.9%	0.5%	4.7%	2.4%
2012 SANDAG	72,809	57,985	2,749	578	8,747	3,189
	49.8%	40.4%	1.9%	0.4%	6.0%	2.2%
2013 (E)	**73,802**	**57,086**	**2,564**	**573**	**8,719**	**3,157**
% of Total	**50.5%**	**39.1%**	**1.8%**	**0.4%**	**6.0%**	**2.2%**

Gender: **	Female	Male
2000 Census	67,330	66,229
2004 SANDAG	70,857	69,814
2013 (E)	**72,007**	**73,894**

Age: **	<15	15-34	35-64	65>	
2004 SANDAG	24%	31%	35%	10%	Median Age: 31.9
2013 (E)	**22.6%**	**30.1%**	**36%**	**11.3%**	**Median Age: 33.1**

All Housing Units **	1990	1992	1994	1996	1998	2000	2002	2004	2008	2012	**2013 (E)**
	42,040	42,893	43,423	43,837	44,577	45,050	45,575	46,155	47,288	48,333	48,462

Housing Types **	Single-Family Housing	Multifamily (Apts/Condos)	Mobilehomes
	27,661	**17,062**	**3,739**

Persons per Household **	1990	1992	1994	1996	1998	2000	2002	2004	2008	2012	**2013 (E)**
	2.73	2.76	2.795	2.853	2.924	3.01	3.054	3.09	3.08	3.12	3.12

Escondido Median Income Per Household **	1990(a)	1996(a)	1998(a)	2000(a)	2002(a)	2004(a)	2008(a)	2012	**2013 (E)**
	$33,260	$33,990	$38,969	$42,567	$43,328	$46,907	$44,402	$56,261	**$56,655 (using 2010 $)**
								$57,968	**$59,309 (current $)********

San Diego County Median Income Per Household **	1990(a)	1996(a)	1998(a)	2000(a)	2004(a)	2008(a)	2012	**2013 (E)**
	$35,022	$38,477	$42,357	$46,503	$52,192	$50,710	$67,148	**$67,753 (using 2010 $)**
							$69,185	**$70,926 (current $)********

Escondido's Income Per Household **		<$15k	$15k - $30k	$30k - $45k	$45k - $60k	$60k-$75k	$75k-$100k	$100k+
	2010:	14%	22%	19%	15%	10%	10%	10%
	2013:	**10%**	**15%**	**14%**	**15%**	**11%**	**12%**	**23%**

Sources:
- * State Department of Finance Estimates
- ** SANDAG Estimates – Entries marked (a) used 1999 $, 2012 and later estimates now using 2010 $
- *** GIS Manager, Info. Systems (includes Daley Ranch area). Industrial figure does not include roadways in its total.
- **** U.S. Bureau of Labor Statistics as reported by SANDAG

Note: Entries labeled **2012** are from SANDAG's estimates which reflect 2010 U.S. Census data.

Ptemp:/CommDev/Planning/Demographics.doc
www.escondido.org