



APRIL 2, 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.



Council Meeting Agenda

**April 2, 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

ADJOURNMENT



Council Meeting Agenda

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

Escondido City Council

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 Troop 668

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: 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.

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.

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

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.

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

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

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.

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

RESOLUTION NO. 2014-08

WORKSHOP

8. **COUNCIL UPDATE - RECYCLED WATER AND POTABLE REUSE PROGRAM -**

Request Council receive and file proposed Recycled Water and Potable Reuse Program report.

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

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

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 9	Wednesday	3:30 & 4:30 p.m.	Council Meeting	Council Chambers
April 16	-	-	No Meeting	-
April 23	Wednesday	3:30 & 4:30 p.m.	Council Meeting	Council Chambers
April 30	-	-	No Meeting	-

TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

LIVE BROADCAST

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

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

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

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

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



If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4641. 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.

CITY COUNCIL

For City Clerk's Use:

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APPROVED

☐

DENIED

Reso No. _____

File No. _____

Ord No. _____

Agenda Item No.: 4

Date: April 2, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Debra Lundy, Real Property Manager

SUBJECT: Summary Street Vacation: Portion of South Broadway at 828 South Broadway between 8th Avenue and Khayyam Road

RECOMMENDATION:

It is requested that Council adopt Resolution No. 2014-37 authorizing the summary street vacation of a portion of South Broadway adjacent to 828 South Broadway, between 8th Avenue and Khayyam Road (see attached vicinity map).

FISCAL ANALYSIS:

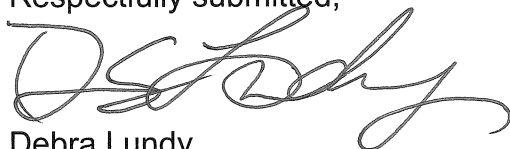
The \$1,200 processing fee has been paid into the General Fund.

BACKGROUND:

The retaining wall at 828 South Broadway has failed and is need of repair. The plans for improving the wall and stabilizing the slope require an additional 4-foot strip of land within the public right of way.

The requested area that is the subject of this vacation request, consisting of 569 square feet of a portion of South Broadway, is excess street right of way. Pursuant to California Streets and Highways Code Section 8334(a), this street vacation may be performed as a summary vacation and a public hearing is, therefore, not required. The code states that "a local agency may summarily vacate an excess right of way of a street or highway not required for street or highway purposes." There are no utilities that will be impacted by this street vacation.

Respectfully submitted,



Debra Lundy
Real Property Manager

VICINITY MAP



STREET VACATION - 828 S. BROADWAY / MOIR
CITY COUNCIL MEETING APRIL 2, 2012



RESOLUTION NO 2014-37

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AUTHORIZING SUMMARY VACATION OF
PORTIONS OF A PUBLIC STREET KNOWN AS
SOUTH BROADWAY RUNNING ADJACENT TO
828 SOUTH BROADWAY BETWEEN 8TH
AVENUE AND KHAYYAM ROAD HEREIN
SPECIFICALLY DESCRIBED

WHEREAS, the portion of South Broadway located between 8th Avenue and Khayyam Road (more particularly described in the legal description and map attached as Exhibits "A" and "B" and incorporated by this reference), which is to be vacated through this resolution, is excess right of way; and

WHEREAS, the proposed vacation area is eligible for consideration as a summary vacation pursuant to California Streets and Highway Code Section 8334(a) without the requirement of a public hearing; and

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

1. This action is taken pursuant to the California Streets and Highways Code Section 8330, et seq.
2. It is hereby found and determined that the subject property meets the criteria set forth in the California Streets and Highways Code Section 8334(a), "An excess right of way of a street or highway not required for street or highway purposes."
3. The summary vacation of a portion of South Broadway, between 8th

Avenue and Khayyam Road, more particularly described in the attached Exhibits "A" and "B," is authorized and approved and hereby declared vacated.

4. Recordation of a certified copy of this resolution is hereby authorized, with the effective date of the vacation of the above-described area to be the date of recordation of the certified copy of this resolution with the office of the County Recorder of San Diego County, and on said date, the subject vacation area shall no longer constitute a street pursuant to the provisions of the California Streets and Highways Code Section 8336.

5. Fee title of the abandonment area is vested in: Moir Family Trust (06-22-00).

6. All City departments and local utilities have been notified and there are no objections to the proposed vacation.

BEING A PORTION OF SOUTH BROADWAY (80.00 FOOT WIDE) IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 4523 FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY, APRIL 22, 1960, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 OF SAID MAP 4523, THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID SOUTH BROADWAY SOUTH $30^{\circ}46'18''$ EAST 144.40 FEET (S $30^{\circ}45'30''$ E 144.36 FEET - RECORD) TO A POINT ON A NON-TANGENT 33.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH $13^{\circ}24'40''$ WEST; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}43'06''$ AN ARC DISTANCE OF 6.17 FEET TO A LINE LYING 4.00 FEET WESTERLY OF AND PARALLEL WITH SAID NORTHEASTERLY RIGHT-OF-WAY; THENCE ALONG SAID PARALLEL LINE NORTH $30^{\circ}46'18''$ WEST 139.71 FEET TO A LINE THAT IS PERPENDICULAR TO SAID NORTHEASTERLY RIGHT-OF-WAY; THENCE ALONG SAID PERPENDICULAR LINE NORTH $59^{\circ}13'42''$ EAST 4.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 569 S.F. ±

THIS LEGAL DESCRIPTION WAS PREPARED BY ME:

John P. Gervais 3/24/2014
JOHN P. GERVAIS, PLS 8674



2014-37

EXHIBIT "B"

Resolution No. 3

EXHIBIT B

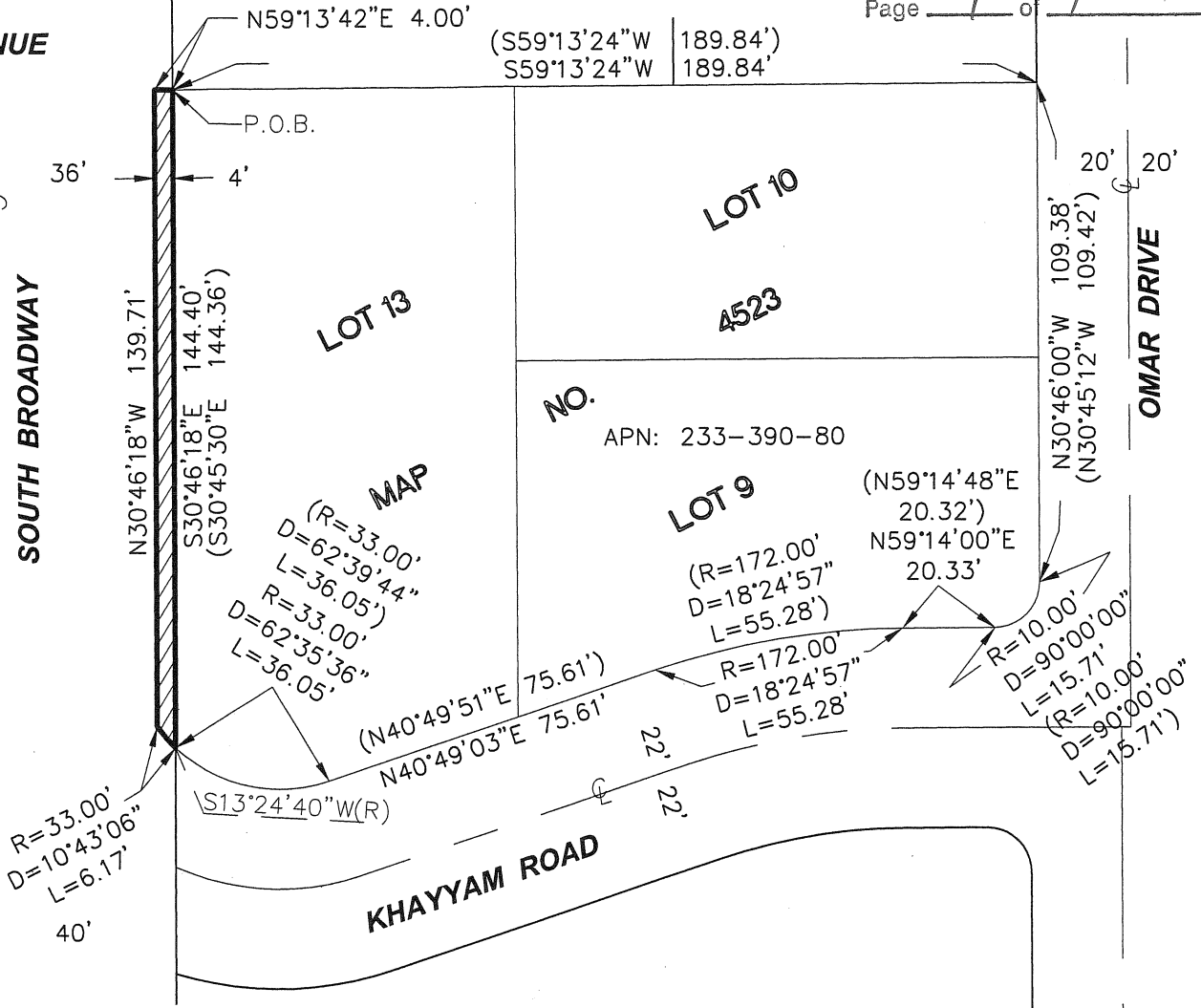
Page 1 of 1

8TH AVENUE

SOUTH BROADWAY

OMAR DRIVE

KHAYYAM ROAD



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTHERLY LINE OF LOT 13, MAP NO. 4523 (I.E. S59°13'24"W)

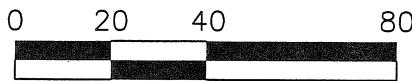
() INDICATES RECORD DATA PER MAP NO. 4523

 STREET VACATION AREA = 569 S.F. ±

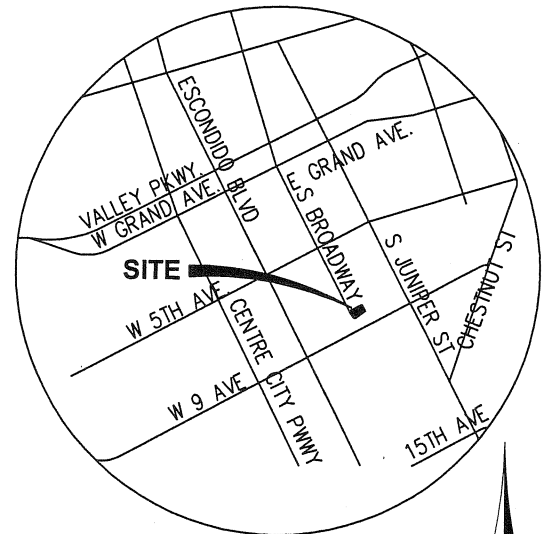


Prepared by:

3/24/2014



SCALE IN FEET
GRAPHIC SCALE
1"=40'



VICINITY MAP
N.T.S.

MASSON
& ASSOCIATES, INC.

200 East Washington Ave.
Escondido, CA 92025
(760) 741-3570
www.masson-assoc.com

01/21/14
Date

ENGINEERING SERVICES
201 North Broadway, CA 92025 (760) 839-4651

**SOUTH BROADWAY
STREET VACATION PLAT**

ESCONDIDO
City of Choice

DOC. NO. -
SHEET: 1 OF 1

CITY COUNCIL

For City Clerk's Use:

☐

APPROVED

☐

DENIED

Reso No. _____

File No. _____

Ord No. _____

Agenda Item No.: 5

Date: April 2, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Ed Domingue, Public Works Director/City Engineer
Danielle Lopez, Neighborhood Services Manager

SUBJECT: Public Hearing to Amend FY 2013-2014 Action Plan for Community Development Block Grant (CDBG) - Budget Adjustment and Change Order Approval for the Grape Street Improvement Project

RECOMMENDATION:

It is requested that Council approve a budget adjustment and a 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.

FISCAL ANALYSIS:

Funds are available within the CDBG unallocated fund and will not impact the General Fund.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

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

PREVIOUS ACTION:

On October 16, 2013, Council adopted Resolution No. 2013-123 determining the bid submitted by LB Civil Construction Inc. to be the lowest responsive and responsible bid and authorizing the Mayor and the City Clerk to execute a Public Improvement Agreement with LB Civil Construction Inc. in the amount of \$741,700 for the Grape Street Improvement Project.

BACKGROUND:

The Grape Street Improvement Project consists of full street improvements including paving, streetlights, curbs and gutters, sidewalks, retaining walls and fencing. The street improvements

Budget Increase for Grape Street Improvement Project
April 2, 2014
Page 2

extend on Grape Street from East Washington Avenue to East Mission Avenue. Additional funds are needed in excess of the allowable 10% contingency due to unanticipated expenses related to a water main break as well as a significant and unanticipated increase in unsuitable soils in the street section of this project.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Ed N. Domingue". The signature is fluid and cursive, with a large loop at the end.

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

A handwritten signature in dark ink, appearing to read "Danielle Lopez". The signature is cursive and elegant, with a long, sweeping tail on the "z".

Danielle Lopez
Neighborhood Services Manager



CITY OF ESCONDIDO
BUDGET ADJUSTMENT REQUEST

Date of Request: 03-25-14
Department: Public Works/Engineering
Division: Neighborhood Services
Project/Budget Manager: Danielle Lopez 4517
Name Extension
Council Date (if applicable): April 2, 2014
(attach copy of staff report)

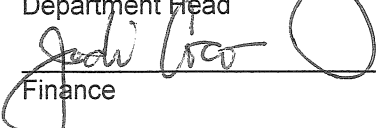
For Finance Use Only	
Log #	
Fiscal Year	
	Budget Balances
	General Fund Accts
	Revenue
	Interfund Transfers
	Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
CDBG Unallocated Fund	CDBGUF - 115		\$55,000
Grape St. Improvements	338449 - 115	\$55,000	

Explanation of Request:

The Grape Street Improvement Project consist of full street improvements including paving, streetlights, curbs and gutters, sidewalks and retaining walls. The street improvements extend on Grape Street from East Washington Avenue to East Mission Avenue. Additional funds are required due to unanticipated expenses due to a water main break as well as an increase in unsuitable soils in the street section of this project

APPROVALS

 Department Head	<u>3/26/14</u> Date	City Manager	Date
 Finance	<u>3/26/14</u> Date	City Clerk	Date

Distribution (after approval):

Original: Finance

CITY COUNCIL

For City Clerk's Use:

☐ **APPROVED** ☐ **DENIED**

Reso No. 2014-13

File No. _____

Ord No. 2014-08

Agenda Item No.: 6

Date: April 2, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: Lake Wohlford Road Annexation (Case No. PHG 14-0001, PHG 14-0002)

RECOMMENDATION:

It is requested that the City Council introduce Ordinance No. 2014-08 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 adopt Resolution No. 2014-13 to 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. Upon annexation recordation the property would be formally zoned 'OS.'

PLANNING COMMISSION ACTION:

The Planning Commission unanimously supported the proposal on March 11, 2014 with little discussion (vote 5:0, Commissioner Winton absent, one seat vacant). Chairman Weber questioned why adjacent city-owned properties zoned R-E-40 (Residential Estates; 40,000 sq. ft. minimum lot size) were not included in the rezone to Open Space. Staff responded that the rezoning of properties associated with the General Plan Update would be scheduled comprehensively at a later date.

COUNCIL ACTION PLAN:

The Financial Stability category of the Council's Action Plan includes the goal to: *'Enhance Use of Technology and Innovation to Improve Efficiency, Services, and Reduce Costs.'* An electric generator on the site that is operated by the City's Utility Division provides revenue through the sale of electricity to SDG&E when water is siphoned from Lake Wohlford to Lake Dixon. Revenues received support the development and ongoing maintenance and operations of the entire water system. Annexing the facility will generate increased revenues for the City based on SDG&E's rate structure that favors annexed properties, resulting in more stabilized costs to rate payers.

FISCAL ANALYSIS:

The City Utilities Division will be required to pay LAFCO fees for processing the annexation as well as state recordation fees totaling approximately \$9,000.

BACKGROUND:

The property is within the City's Sphere of Influence and contiguous to other city-owned properties within Escondido's corporate boundaries. No development is proposed. It was recently discovered that the City's boundary bisects the electric generator on site. The City receives a lower payment for electricity it sells to SDG&E because the generator's electric meter is located in the unincorporated portion of site. Annexation will consolidate the entire facility within the City's corporate boundaries and establish a more favorable energy sales rate.

GENERAL PLAN ANALYSIS

The proposed Open Space pre-zoning designation is consistent with the Public Land General Plan designation. General Plan Water System Policy 12.3 calls for the city to design the water supply and distribution system, and regularly review, update and collect water connection fees to support the development and ongoing maintenance and operations. Annexation Policies 16.1 and 16.2 direct the city to actively annex unincorporated lands owned by the city and to promote the annexation of unincorporated land where it is determined in the city's interest to promote orderly development, implement goals and objectives, and / or to expedite facilities and services. Annexing the facility is consistent with General Plan policies because it is city-owned property and will generate increased revenues for the City.

ENVIRONMENTAL REVIEW:

In compliance with CEQA, A Categorical Exemption was issued for the project on January 8, 2014. The California Environmental Quality Act (CEQA) specifically exempts: 1) existing facilities of both investor and publically owned utilities to provide electric power, and 2) annexations to a city of areas containing existing public structures developed to the density allowed by the pre-zoning of the gaining government agency. Because 'Public Utilities' are a permitted use in the Open Space Zone a Categorical Exemption is appropriate.

SUMMARY:

LAFCO staff has reviewed the proposed annexation boundary and indicated their initial support for the proposed annexation and concluded that no additional properties need to be involved in this annexation. Upon approval by the City Council staff will prepare the annexation application for LAFCO consideration.

Respectfully Submitted,



Barbara J. Redlitz
Director of Community Development



Jay Petrek
Assistant Planning Director

PLANNING COMMISSION

Agenda Item No.: G.1
Date: March 11, 2014

CASE NUMBERS: PHG 14-0001, PHG 14-0002

APPLICANT: City of Escondido

LOCATION: On the northern side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN): 240-030-2700.

TYPE OF PROJECT: Proposed Pre-zone and Annexation

PROJECT DESCRIPTION: The project involves a proposed pre-zone and annexation of a single city-owned 1.3-acre parcel from County zone 'A-70' (Agriculture; minimum 4-acre lot size) to City pre-zone 'OS' (Open Space), detachments from County Service Area 135 and Valley Center Fire Protection District, and annexation to the City of Escondido. Upon annexation recordation the property would be formally zoned 'OS.'

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: P (Public Land)

ZONING: Existing: County Zoning A-70 (Agriculture, minimum 4-acre lot size)
Proposed: OS (Open Space)

BACKGROUND/SUMMARY OF ISSUES: The property is within Escondido's Sphere of Influence and contiguous to other city-owned properties within Escondido's corporate boundaries. No development is proposed. The site is topographically very steep and contains a portion of an existing electric generator that provides energy to SDG&E. The generator is operated by the City Utilities Division and functions when water is siphoned from Lake Wohlford (1,480 elevation) to Lake Dixon (1,100 elevation). Annexation will consolidate the entire facility within Escondido's corporate boundaries and establish a more favorable energy sales rate structure for the City.

Staff believes that the remaining issue is as follows:

1. Whether the proposed OS zoning is appropriate and adequately reflects the development character of adjacent properties.

REASONS FOR STAFF RECOMMENDATION:

1. The proposed OS pre-zoning is consistent with the 'Public Land' General Plan Use designation as identified in the newly adopted General Plan and the site's uses as a public utility is permitted in the Open Space zone.

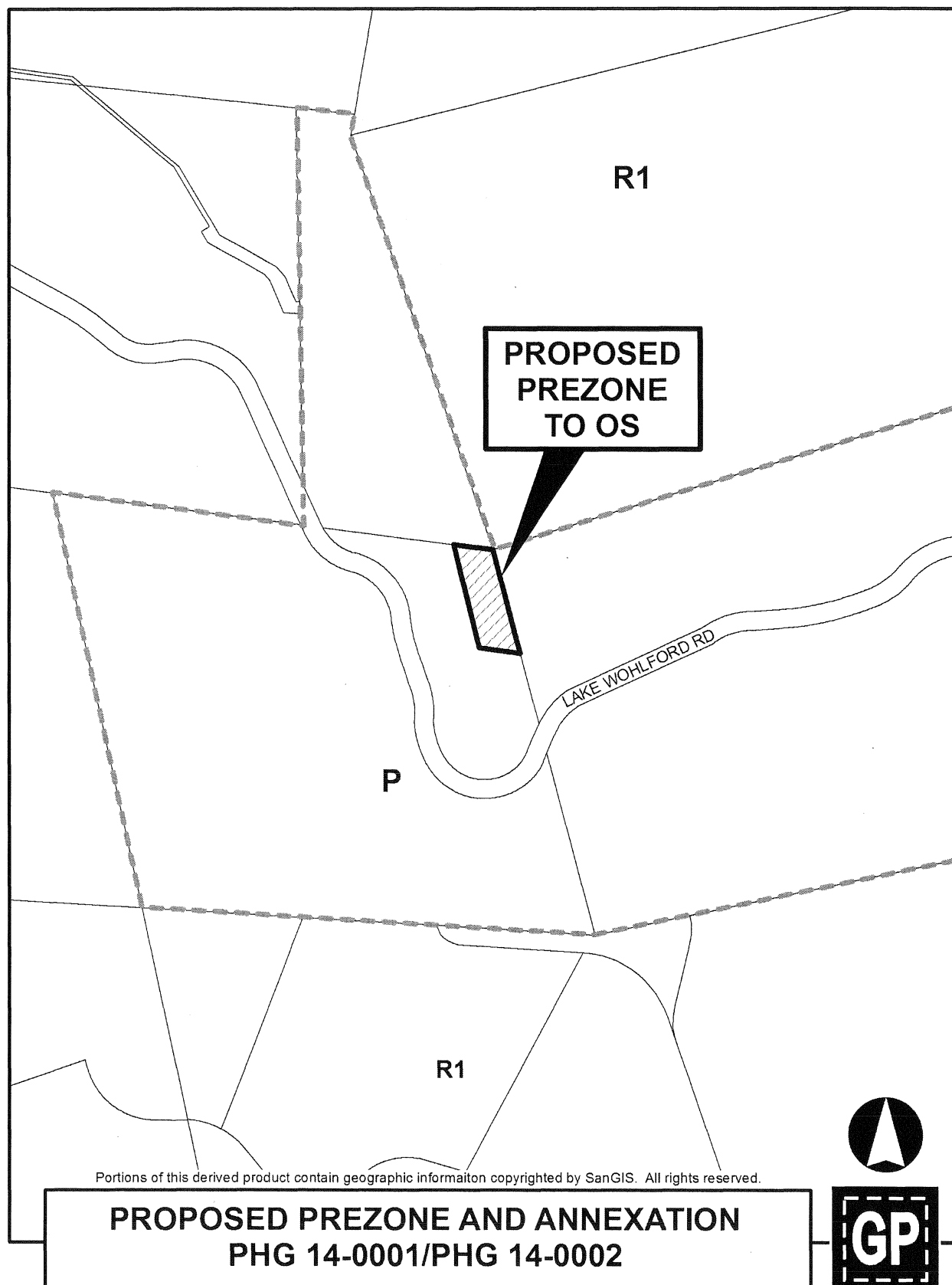
Respectfully submitted,

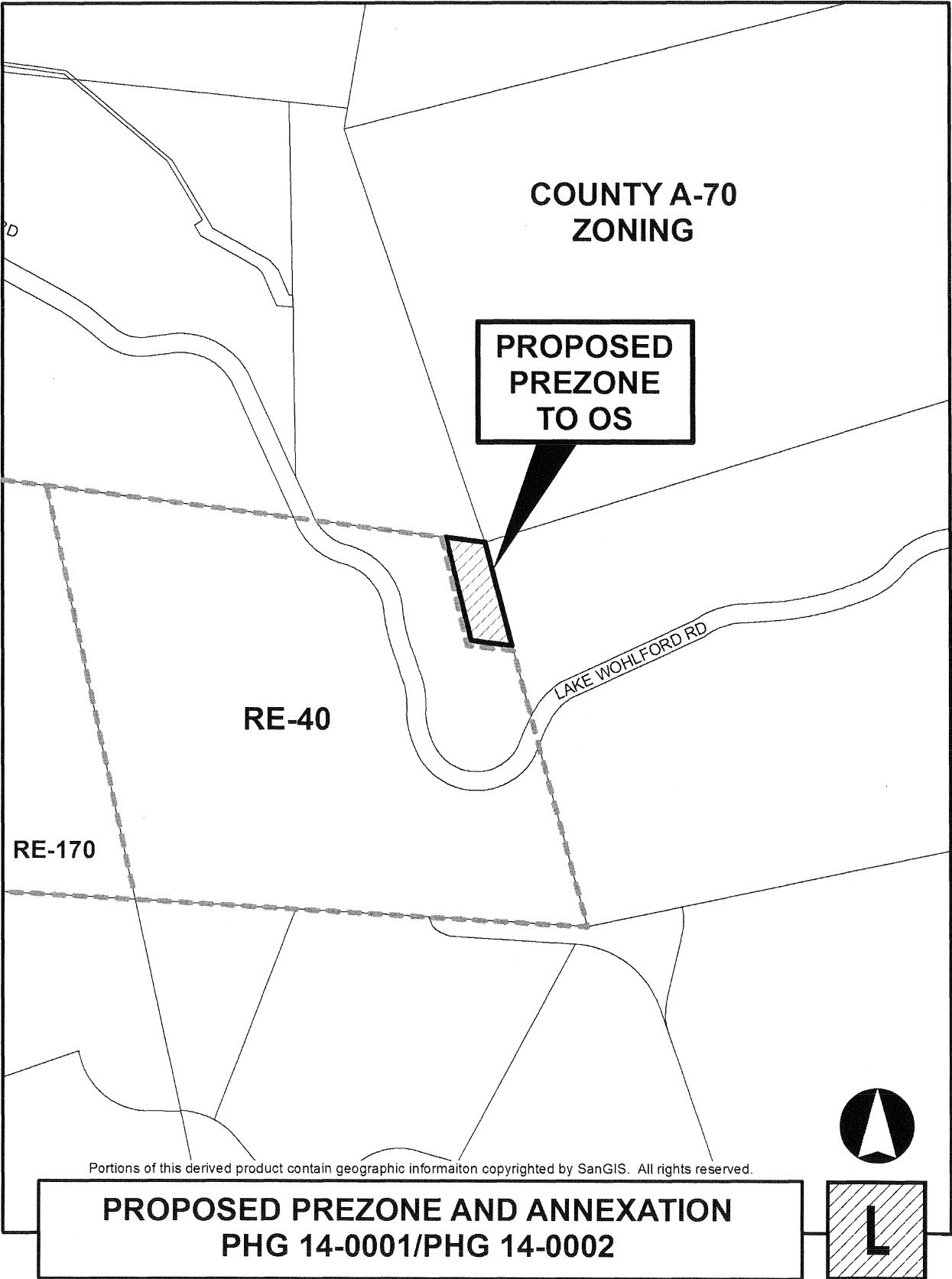


Jay Petrek
Assistant Planning Director



VICINITY MAP
PHG 14-0001 / 14-0002







AERIAL VIEW
PHG 14-0001
PHG 14-0002

ANALYSIS

A. SURROUNDING ZONING / LAND-USE COMPATIBILITY

- NORTH:** County zoned A-70 (Agriculture; minimum 4-acre lot size). The site to the north is vacant and contains steep topography. The existing electrical generator is a single story structure 'tucked' into the hillside with several smaller buildings on-site for storing maintenance equipment that is not highly visible from off-site properties.
- SOUTH:** City zoned R-E-40 (Residential Estates; 40,000 SF minimum lot size). The adjacent southern property is a single 38.7-acre parcel that is topographically very steep and contains a portion of the existing electrical generating facility. Lake Wohlford Road bisects the property and the right-of-way is located approximately 75 feet higher in elevation above the facility, which provides screening from the road.
- EAST:** County zoned A-70 (Agriculture; minimum 4-acre lot size). The eastern property is owned by the city, vacant, and contains steep topography and developed with the Lake Wohlford Dam.
- WEST:** City zoned R-E-40 (Residential Estates; 40,000 SF minimum lot size). The adjacent western property involves a single 38.7-acre property site that is topographically very steep and contains a portion of the existing electrical generating facility. Lake Wohlford Road bisects the property and the right-of-way is located approximately 75 feet higher in elevation above the facility, which provides appropriate screening.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The County parcel is currently served by the County Sheriff's Department. Upon annexation, the parcel would be served by the City of Escondido Police Department. Inclusion of the site into the city's corporate boundaries would result in an incremental increase in demand for Police Services. However, the Escondido Police Department indicated their ability to adequately serve the proposed project and no significant impacts to police services are anticipated.
2. Effect on Fire Service – The area is currently served by the Valley Center Fire Protection District (VCFPD), which maintains Station #73 located at 28205 N. Lake Wohlford Road, approximately 7.5 miles from the site, as its closest facility providing fire protection. The site would detach from VCFPD upon annexation and be served by the City Fire Department, which maintains Station #2 located at 421 N. Midway Drive, approximately 3.2 miles from the site. The City Fire Department has not expressed any concerns regarding its ability to provide the site fire protection service.
3. Traffic – The site is accessed by a driveway approximately 0.25 mile in length from a connection on Lake Wohlford Road west of the site where visibility and driveway grades are appropriate for ingress and egress. The project generates fewer than 10 daily trips; because no construction is proposed the Engineering Department indicated the project would not result in direct impacts to Lake Wohlford Road.
4. Utilities & Drainage – Water service is provided by the city, which would not change upon annexation. The existing development does not cause any diversion to or from the existing watershed. The project complies with National Pollution Discharge Elimination System (NPDES) standards and standard BMPs have been implemented to adequately control rain runoff during wet weather.

C. ENVIRONMENTAL STATUS

1. A Categorical Exemption was issued for the project on January 8, 2014. The California Environmental Quality Act (CEQA) specifically exempts: 1) existing facilities of both investor and publically owned utilities to provide electric power, and 2) annexations to a city of areas containing existing public structures developed to the density allowed by the pre-zoning of the gaining government agency. Because 'Public Utilities' are a permitted use in the Open Space Zone a Categorical Exemption is appropriate.
2. It is staff's opinion that approval of the project is not expected to have any significant impacts.

D. CONFORMANCE WITH CITY POLICY

General Plan Water System Policy 12.3:

Design the water supply and distribution system, and regularly review, update and collect water connection fees to support the development and ongoing maintenance and operations of each service area at the intensity permitted by the General Plan.

Discussion: This facility is a component of the Utility Division's capital assets that generates revenue through the sale of electricity to SDG&E when water is siphoned from Lake Wohlford to Lake Dixon. Revenues received from SDG&E support the development and ongoing maintenance and operations of the entire water system. Annexing the facility is consistent with Policy 12.3 because it will generate increased revenues for the City based on rate structures from SDG&E that favor annexed properties, resulting in more stabilized costs to rate payers.

General Plan Annexation Policy 16.1:

Allow property owners to annex to the city, and actively annex unincorporated lands owned by the city.

General Plan Annexation Policy 16.2:

Promote the annexation of unincorporated land where it is determined in the city's interest to promote orderly development, implement goals and objectives, and / or to expedite facilities and services.

Discussion: This facility owned by the city and straddles the city/county boundary. Annexing the property is in the city's best interest because it also promotes orderly development by including the entire electric generating facility within the city limits.

E. ANALYSIS

Whether the proposed OS zoning is appropriate and adequately reflects the development character of adjacent properties.

The property (totaling 1.3 acres) proposed for prezone and annexation has a General Plan land-use designation of 'Public Land.' The City's General Plan designates Open Space as an appropriate zoning category for the Public Land General Plan category. Additionally, 'Public Utilities' are listed as a permitted use in the Open Space Zone. The character of the surrounding area is topographically very steep. The generator is sited at a much lower elevation than Lake Wohlford Road where it passes by the facility and not highly visible from the roadway.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The property includes a flat graded area where the electrical generator and several support structures are sited and steep slopes. Except for the portion containing structures the site contains native vegetation consisting of sage scrub. No existing landscaping is proposed for removal under this prezone / annexation request.

C. GENERAL PLAN COMPLIANCE

1. Land Use Element Designation: The proposed prezone to 'OS' (Open Space) from the current County A-70 (Agriculture; 4 acre minimum lots) zone is consistent with the current Public Land General Plan land-use designation.
2. Circulation Element: The property is located off Lake Wohlford Road and accessed by a driveway approximately ¼ mile west of the site. This prezone / annexation would not significantly impact levels-of-service to the adjacent streets or intersections.
3. Noise Element: The property proposing to annex is not located within a projected noise contour.
4. Trails: The City's Master Plan for Parks, Trails and Open Space does not identify any proposed trails that would affect the property proposing to annex.
5. Hillside/Ridgeline: There are no skyline or intermediate ridges within the proposed prezone area.

EXHIBIT "A"

**FINDINGS OF FACT
PHG 14-0001 / PHG 14-0002**

Prezone/Annexation

1. The public health, safety and welfare will not be adversely affected by the proposed change because no development is proposed and the existing use as an electrical generator is distanced from residential structures.
2. The proposed zoning of the site to 'OS' (Open Space) is suitable for the site because the land-use matrix for the Open Space zone identifies public utilities as a permitted use.
3. The proposed prezone and annexation will not be detrimental to surrounding properties because services provided to off-site areas will not change. Annexation will result in jurisdictional detachments from County Service Area (CSA) No. 135 (San Diego Regional Communications System) and Valley Center Fire Protection District which is appropriate because the property can be more efficiently served by the City of Escondido for these services.
4. The proposed Open Space (OS) zoning is consistent with the existing Public Land General Plan designation on the subject property. The primary use of the property will remain a public utility. The existing 1.3 acre property is an appropriate size for the Open Space zone because there are no minimum lot size requirements for this zone.
5. The proposed prezoning will not conflict with any specific development plans for the properties. No Development is proposed; future development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: James Scott
P.O. Box 121750
San Diego, CA 92101-1750

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PHG 14-0001 / PHG 14-0002

Project Applicant: City of Escondido

Project Location - Specific: On the north side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN) 240-030-2700.

Project Location - City: Escondido Sphere of Influence

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The project involves pre-zoning 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 annexation to the City of Escondido. The property is within Escondido's Sphere of Influence and contiguous to other city-owned properties within Escondido's corporate boundaries. No development is proposed. The site contains a portion of an existing electric generator that provides energy to SDG&E. The generator is operated by the City Utilities Division and functions when water is siphoned from Lake Wohlford (1,480 elevation) to Lake Dixon (1,100 elevation). Annexation will consolidate the entire facility within Escondido's corporate boundaries and establish a more favorable energy sales rate structure for the City.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project: Jay Petrek, Principal Planner

Telephone: (760) 839-4556

Address: 201 N. Broadway, Escondido, CA 92025

☐ Private entity ☐ School district ☒ Local public agency ☐ State agency ☐ Other special district

Exempt Status: Categorical Exemption.

CEQA Section 15301, Class 1(b): "Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services."

CEQA Section 15319, Class 19(a): "Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities."

Reasons why project is exempt:

1. The proposed project is consistent with the Public Land General Plan designation and proposed Open Space zoning on the property, and no development is proposed.
2. All services and access to the property are available or can be provided to local standards.
3. The proposed project will not cause the removal of any sensitive habitat or affect any cultural or historic resources.

Lead Agency Contact Person: Jay Petrek, Principal Planner

Area Code/Telephone (760) 839-4556

Signature: _____

A handwritten signature in black ink, appearing to read "Jay Petrek".

Jay Petrek, Principal Planner

January 8, 2014

Date

☒ Signed by Lead Agency

Date received for filing at OPR: _____

RESOLUTION NO. 2014-13

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
MAKING APPLICATION TO THE LOCAL
AGENCY FORMATION COMMISSION FOR
INITIATION OF PROCEEDINGS FOR THE
ANNEXATION / REORGANIZATION OF A
SINGLE CITY-OWNED PARCEL TOTALING
1.3 ACRES

Planning Case Nos. PHG 14-0001, PHG 14-0002

WHEREAS, the Planning Commission on March 11, 2014, considered a proposed annexation and prezone at a noticed public hearing and recommended that the City Council approve the jurisdictional reorganization consisting of an annexation to the City of Escondido and prezoning to PZ-OS (Open Space) a single city-owned parcel totaling 1.3 acres located on the northern side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN) 240-030-2700 more particularly described in Exhibit "B" and depicted in Exhibit "C," both of which are attached to this Resolution and incorporated by this reference; and

WHEREAS, the following determinations were made:

1. That a notice was published and mailed as required by the Escondido Zoning Code and applicable State law.
2. That the application was assessed in conformance with the California Environmental Quality Act ("CEQA") and that a Notice of Exemption was issued on January 8, 2014.
3. That a staff report was presented discussing the issues in the matter.
4. That a public hearing was held and that all persons desiring to speak did so; and

WHEREAS, this City Council has considered the request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the findings made therein; and

WHEREAS, that this annexation/reorganization is necessary in order for the subject properties to receive urban services available from the City of Escondido; and

WHEREAS, that this reorganization is consistent with the Sphere of Influence of the City of Escondido and affected districts; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Annexation/Reorganization, and approve the Notice of Exemption, as reflected in the Details of Request contained in the staff reports, and on file in the offices of the City Clerk and Planning Division; and

WHEREAS, the City Council of the City of Escondido desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code for the proposed annexation/reorganization.

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

1. That the above recitations are true.
2. That the City Council has reviewed and considered the Notice of Exemption prepared for this project in conformance with the California Environmental Quality Act ("CEQA"), the staff reports, and has heard and considered testimony given at the public hearing, and certifies the project would not result in any significant impacts to the environment.

3. That the Findings of Facts and Factors to be Considered, attached as Exhibit "A" to this resolution and incorporated by this reference, were made by said Council, and upon their consideration along with the staff reports (copies of which are on file in the Planning Division), public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the proposed Annexation/Reorganization (Case Nos. PHG 14-0001 and PHG 14-0002), and adopts the CEQA Notice of Exemption as reflected on documents on file in the offices of the City Clerk and Planning Division, and incorporated by this reference.

4. That the following changes of reorganization are proposed:

- a. Annexation of the subject territory to the City of Escondido as legally described in Exhibit "B" and shown in Exhibit "C." Exhibits "B" and "C" are attached to this resolution and are incorporated by this reference;
- b. Detachment of the subject territory from the County Communications District Service Area 135; and
- c. Detachment of the subject territory from the Valley Center Fire Protection District.

5. That application and proposal is hereby made to the Local Agency Formation Commission of the County of San Diego for the following annexation/reorganization:

- a. This proposal is made pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, as amended, commencing with Section 56000 of the Government Code of the State of California.
- b. The following changes of organization are proposed:

- 1) Annexation of territory legally described in Exhibit "B" and shown in Exhibit "C";
- 2) Detachment of the subject territory from the County Communications District Service Area No. 135; and
- 3) Detachment of the subject territory from the Valley Center Fire Protection District.

c. This reorganization is necessary in order for the subject properties to receive urban services available from the City of Escondido.

d. The Local Formation Commission of the County of San Diego is hereby requested to undertake proceedings for the annexation/reorganization proposed herein.

6. That the City Council of the City of Escondido hereby requests the Local Agency Formation Commission to designate the City of Escondido as conducting agency, and that the City of Escondido be authorized to order the proposed annexation.

7. That the City Clerk of the City of Escondido is hereby authorized and directed to file a certified copy of this resolution with the applicable fees required by Section 54902.5 of the California Government Code to the executive officer of the Local Agency Formation Commission of San Diego County.

EXHIBIT A
PHG 14-0001 / PHG 14-0002
Findings of Fact / Factors to be Considered

1. The public health, safety and welfare will not be adversely affected by the proposed annexation / reorganization and associated rezoning because no development is proposed and the existing use as an electrical generator is distanced from residential structures.
2. The proposed zoning of the site to 'OS' (Open Space) is suitable for the site because the land-use matrix for the Open Space zone identifies public utilities as a permitted use.
3. The proposed prezone and annexation will not be detrimental to surrounding properties because services provided to off-site areas will not change. Annexation will result in jurisdictional detachments from County Service Area (CSA) No. 135 (San Diego Regional Communications System) and Valley Center Fire Protection District which is appropriate because the property can be more efficiently served by the City of Escondido for these services.
4. The proposed Open Space (OS) zoning is consistent with the existing Public Land General Plan designation on the subject property. The primary use of the property will remain a public utility. The existing 1.3 acre property is an appropriate size for the Open Space zone because there are no minimum lot size requirements for this zone.
5. The proposed rezoning will not conflict with any specific development plans for the properties. No Development is proposed; future development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.

EXHIBIT "B"

PHG 14-0001 / PHG 14-0002
Legal Description
Page 1 of 1

CITY OF ESCONDIDO
ANNEXATION DESCRIPTION
A.P.N. 240-030-27

ALL THAT PORTION OF LOT 6 (NORTHEAST QUARTER OF NORTHEAST QUARTER) IN SECTION 6 OF TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO U.S. GOVERNMENT SURVEY APPROVED DECEMBER 7, 1900, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6;

THENCE (1) SOUTH 15° 29' 00" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 350.00 FEET TO THE EXISTING CITY OF ESCONDIDO BOUNDARY;

THENCE (2) LEAVING SAID EAST LINE, ALONG THE EXISTING CITY OF ESCONDIDO BOUNDARY, NORTH 83° 14'00" WEST, A DISTANCE OF 175.00 FEET;

THENCE (3) CONTINUING ALONG THE EXISTING CITY OF ESCONDIDO BOUNDARY, NORTH 15° 29'00" WEST, A DISTANCE OF 350.00 FEET TO THE NORTH LINE OF SAID SECTION 6;

THENCE (4) SOUTH 83° 14'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED AREA CONTAINS APPROXIMATELY 1.3 ACRES, MORE OR LESS.

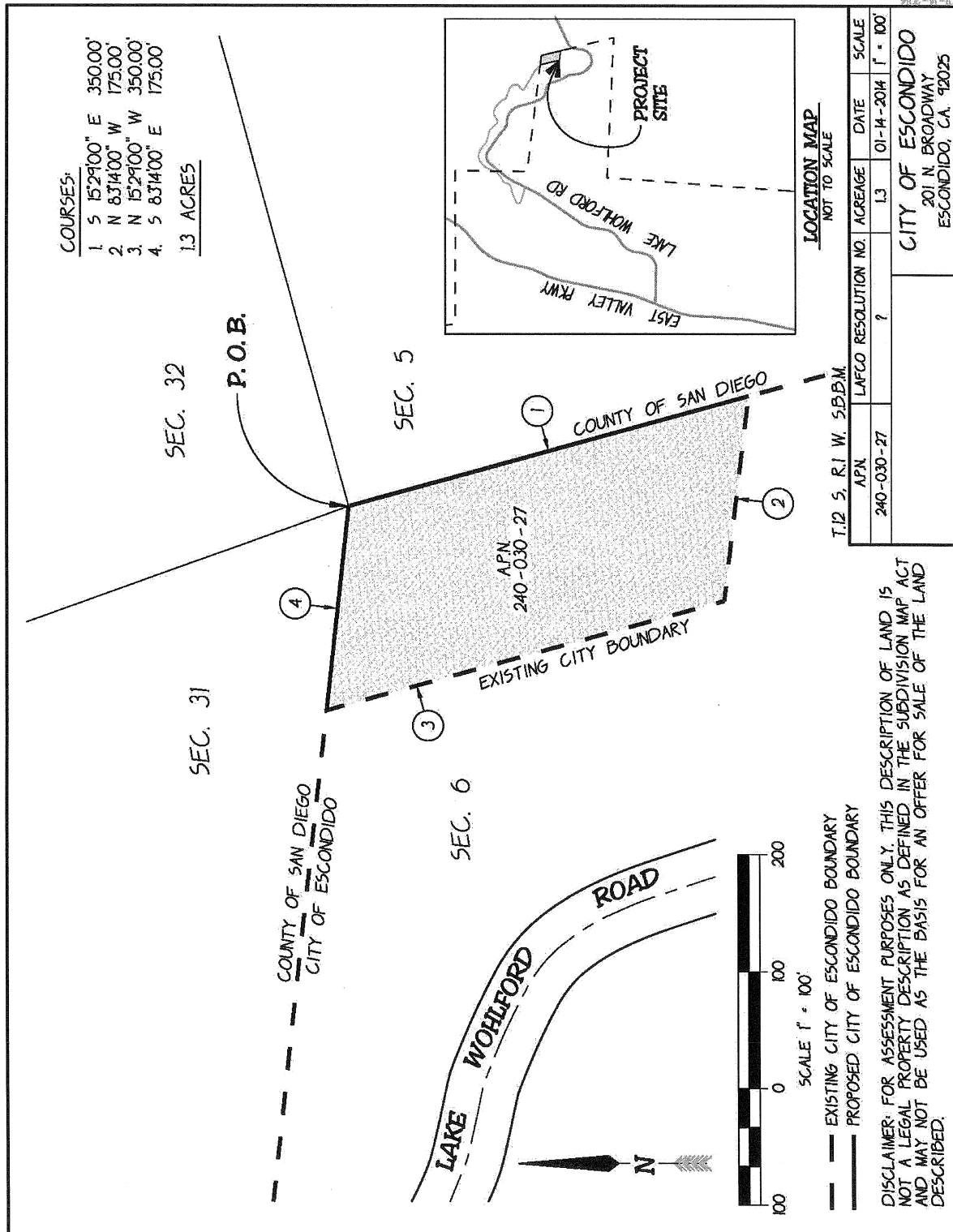
DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED

EXHIBIT "C"

PHG 14-0001 / PHG 14-0002

Plat Map

Page 1 of 1



ORDINANCE NO. 2014-08

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
PREZONING A SINGLE CITY-OWNED PARCEL
TOTALING 1.3 ACRES ON LAKE WOHLFORD
ROAD WITH NO MAILING ADDRESS
IDENTIFIED AS ASSESSOR PARCEL NUMBER
(APN) 240-030-2700 FROM COUNTY ZONING
TO CITY PRE-ZONING OS (OPEN SPACE)

Planning Case No. PHG 14-0002
Related Cases: PHG 14-0001

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

SECTION 1. That notice of a public hearing has been given and public
hearings have been held before the Planning Commission on March 11, 2014, and the
City Council on April 2, 2014, on this issue.

SECTION 2. That the City Council has reviewed and considered the California
Environmental Quality Act ("CEQA") Notice of Exemption prepared for this project and
has determined no significant environmental impacts will result from approving this
project.

SECTION 3. That upon consideration of the staff report, Planning Commission
recommendation, the Factors to be Considered depicted on Exhibit "A," attached to this
resolution and incorporated by this reference, and all public testimony presented at the
hearing held on this prezoning, the City Council finds that this prezoning is consistent
with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 4. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property depicted on Exhibit "C" and legally described on Exhibit "B" from County zoning to City PZ-OS; Exhibits "B" and "C" are attached to this Ordinance and incorporated by this reference.

SECTION 5. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the City of Escondido.

EXHIBIT "A"

PHG 14-0002

Factors to be Considered

1. The public health, safety and welfare will not be adversely affected by the proposed rezoning because no development is proposed and the existing use as an electrical generator is distanced from residential structures.
2. The proposed zoning of the site to 'OS' (Open Space) is suitable for the site because the land-use matrix for the Open Space zone identifies public utilities as a permitted use.
3. The proposed rezoning will not be detrimental to surrounding properties because services provided to off-site areas will not change.
4. The proposed Open Space (OS) zoning is consistent with the existing Public Land General Plan designation on the subject property. The primary use of the property will remain a public utility. The existing 1.3 acre property is an appropriate size for the Open Space zone because there are no minimum lot size requirements for this zone.
5. The proposed rezoning will not conflict with any specific development plans for the properties. No Development is proposed; future development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.

EXHIBIT "B"

PHG 14-0002
Legal Description
Page 1 of 1

CITY OF ESCONDIDO
PREZONING DESCRIPTION
A.P.N. 240-030-27

ALL THAT PORTION OF LOT 6 (NORTHEAST QUARTER OF NORTHEAST QUARTER) IN SECTION 6 OF TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO U.S. GOVERNMENT SURVEY APPROVED DECEMBER 7, 1900, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6;

THENCE (1) SOUTH 15° 29' 00" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 350.00 FEET TO THE EXISTING CITY OF ESCONDIDO BOUNDARY;

THENCE (2) LEAVING SAID EAST LINE, ALONG THE EXISTING CITY OF ESCONDIDO BOUNDARY, NORTH 83° 14'00" WEST, A DISTANCE OF 175.00 FEET;

THENCE (3) CONTINUING ALONG THE EXISTING CITY OF ESCONDIDO BOUNDARY, NORTH 15° 29'00" WEST, A DISTANCE OF 350.00 FEET TO THE NORTH LINE OF SAID SECTION 6;

THENCE (4) SOUTH 83° 14'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED AREA CONTAINS APPROXIMATELY 1.3 ACRES, MORE OR LESS.

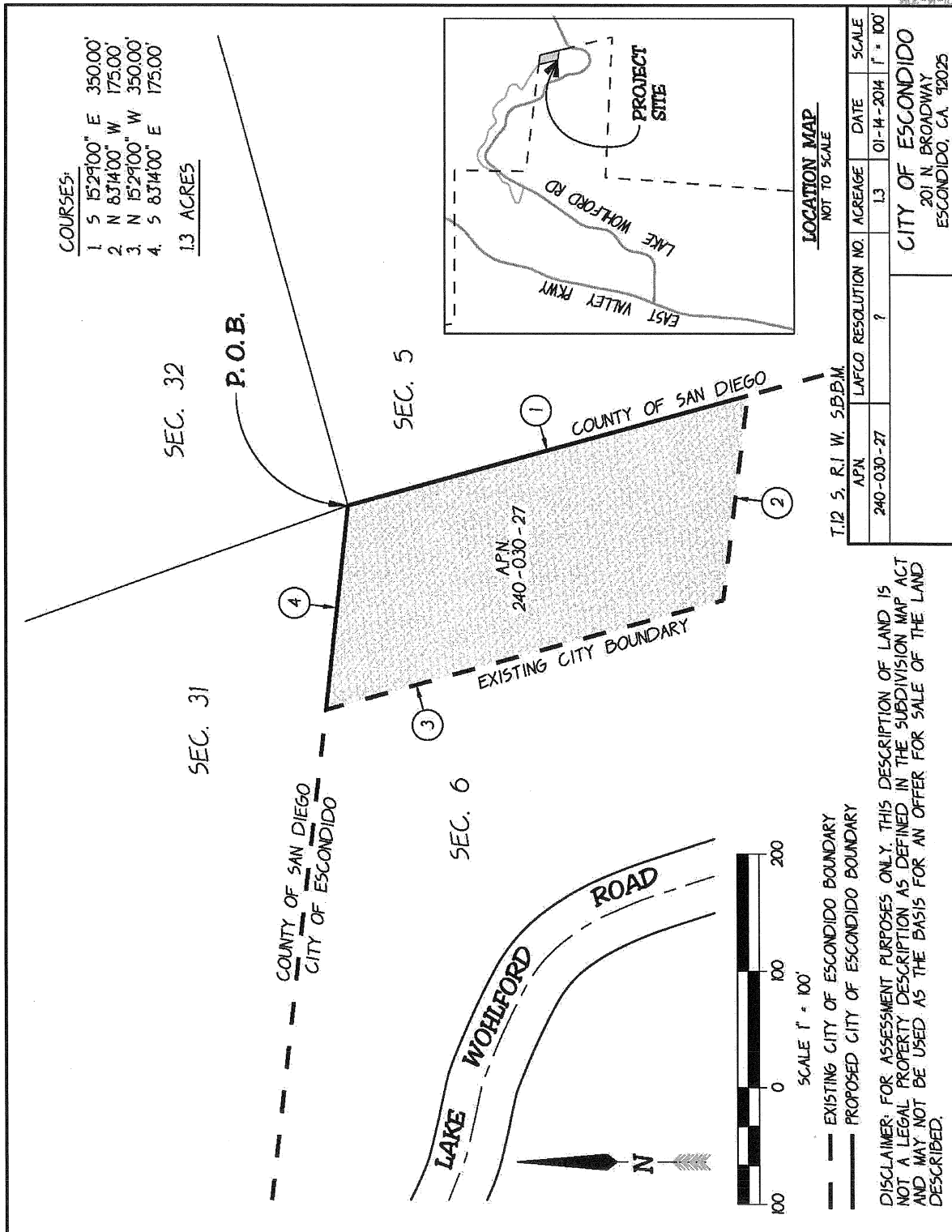
DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED

EXHIBIT "C"

PHG 14-0002

Plat Map

Page 1 of 1



CITY COUNCIL

For City Clerk's Use:

☐ **APPROVED** ☐ **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 7

Date: April 2, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Public Works Director/City Engineer
Homi Namdari, Assistant City Engineer

SUBJECT: 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.

RECOMMENDATION:

It is requested that Council adopt Resolution No. 2014-08 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.

PREVIOUS ACTION:

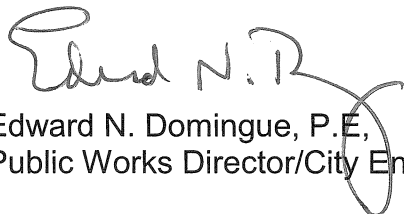
The City of Escondido, by Resolution Numbers 1982-99, 1983-157, 1993-288, 1995-370, 1999-123, 2002-20, 2007-60, 2008-65, and 2009-60, adopted the City of Escondido Design Standards and Standard Drawings and by Resolution 2010-40, adopted the San Diego Regional Standard Drawings.

BACKGROUND:

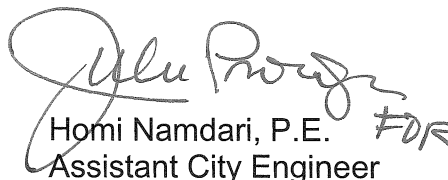
The City of Escondido Design Standards and Standard Drawings have served as guidelines for design of public works improvements in the City of Escondido since 1982. The last update to the standards was approved on May 6, 2009. The standards and drawings have been updated to reflect current industry standards and to provide new standards for Rural Streets and energy efficient LED street lighting.

After approval, the City's Updated Design Standards and Standard Drawings will be made available both at the Engineering Department front counter and on the City's web site for greater accessibility to the public.

Respectfully submitted,



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


Homi Namdari, P.E. *FOR*
Assistant City Engineer

RESOLUTION NO. 2014-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING THE CITY OF ESCONDIDO DESIGN STANDARDS AND STANDARD DRAWINGS (2014), SAN DIEGO REGIONAL STANDARD DRAWINGS (2012), AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREEN BOOK 2012 EDITION) AND REGIONAL SUPPLEMENTAL AMENDMENTS

WHEREAS, the City Council of the City of Escondido, California, by Resolution Numbers. 1982-99, 1983-157, 1993-288, 1995-370, 1999-123, 2002-20, 2007-60, 2008-65, and 2009-60, previously adopted the City of Escondido Design Standards and Standard Drawings; and

WHEREAS, the City Council of the City of Escondido, California, by Resolution Number 2010-40, adopted the San Diego Area Regional Standard Drawings and the Standard Specifications for Public Works Construction; and

WHEREAS, the City desires at this time and deems it to be in the best interest to adopt the updated City of Escondido Design Standards and Standard Drawings, San Diego Regional Standard Drawings (2012), Standard Specifications for Public Works Construction (The Green Book, 2012 Edition), and the Regional Supplemental Amendments as recommended by the Public Works Director;

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

1. That the above recitations are true.
2. The City Council approves the adoption of the City of Escondido Design Standards and Standard Drawings. A copy of the Design Standards and Standard Drawings is available and on file in the Engineering Department.

CITY COUNCIL

For City Clerk's Use:

☐ **APPROVED** ☐ **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 8

Date: April 2, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Christopher McKinney, Director of Utilities

SUBJECT: Council Update - Recycled Water and Potable Reuse Program

RECOMMENDATION:

The Utilities Department requests that Council receive and file the staff report concerning the proposed Recycled Water and Potable Reuse Program. The Department also requests feedback from Council about the future direction of this program. The staff report will include a summary of the draft "Potable Reuse Program" study.

FISCAL ANALYSIS:

The proposed program includes a number of Capital Improvement Projects (CIPs), valued at approximately \$290 million over the next 20 years. If the City embarks on this multiphase program, approximately 25 projects would be brought for Council consideration. These projects will be considered individually during the budget, design, and construction phases for each. Staff will also periodically update Council, giving Council numerous opportunities to evaluate the program as it proceeds.

Approximately \$10 million has already been budgeted for several recycled water (RW) distribution projects. The remaining program costs would require a mixture of rate increases and borrowing (likely State Revolving Fund and Revenue Bonds). Staff will develop funding options for Council consideration if Council chooses to advance the program. These options will be presented at a future workshop or an appropriately noticed Rate Hearing.

The program will generate an additional, local, drought-proof water supply. This water supply will generate revenue from water sales and avoid costs of imported water. Initial program phases will expand RW distribution and generate water sales for the Recycled Water Fund, and avoid imported water costs for the Water Fund. Later phases during the mid-2020s will produce revenue for the Wastewater Fund and further avoid imported water costs for the Water Fund.

PREVIOUS ACTION:

On June 27, 2012, the Council approved a contract with two consulting firms, Black & Veatch and Brown & Caldwell, in the amount of \$1.4 million to complete, among several other tasks, a recycled

water and potable reuse program study to develop alternatives for increased water reuse, local supply development, and options in lieu of replacing the existing HARRF land outfall. On September 12, 2012, the Council approved a contract with RMC for design of a 24-inch recycled water main and return brine line to deliver water to eastern Escondido. This project is scheduled to begin construction in late spring.

BACKGROUND

In 2012 the City Council approved the Utilities Department conceptual plan to address major challenges facing the Department. These challenges include: (1) limited and costly imported water; (2) local water supplies that depend on rainfall; (3) limited distribution of recycled water; and (4) limited capacity at the Hale Avenue Resource Recovery Facility (HARRF).

A proposed solution to address capacity issues at the HARRF would replace the land outfall with a larger outfall along the entire 18-mile length. As previously reported to Council, the capital cost for this solution is very high. There is also great risk associated with this option because the construction would occur in environmentally sensitive areas along Escondido Creek. Thus, environmental approvals are not guaranteed and would likely add to the cost and time required. It was immediately clear that other options must be studied because this option addressed only one of the primary challenges facing the department and it did not generate any revenue. Thus, it was deemed infeasible.

SUMMARY OF THE PROPOSED PROGRAM

Another proposed solution – and the solution recommended by Staff – not only solves the problem of limited HARRF capacity, but also addresses the other aforementioned challenges.

The proposed program has several phases. The program's projects – as forecast today – are summarized in the attached table (Table 1 at the end of this report). Each phase will expand water reuse, expand treatment capacity at the HARRF, or both.

The first phase includes construction of a 24-inch water main and brine line; construction of a recycled water storage tank; construction of a recycled water pump station; installation of a distribution system in Mountain View and Cloverdale; and construction of an advanced water treatment pilot project. The advanced water treatment pilot project has two purposes: (1) removing salt from recycled water to improve its quality for agricultural irrigation, a large potential recycled water demand within the City, and (2) serving as a small-scale pilot to further technologies used for advanced water treatment, i.e. potable reuse. Design of several components of Phase 1 has been approved by Council, with the 24-inch water main and brine line moving to construction this spring.

The second phase includes expansion of the recycled water distribution in the La Honda/Lake Dixon area, Hidden Trails, and further expansion into Mountain View and Cloverdale; construction of an emergency storage pond for recycled water and a small pump station; and replacement of existing recycled water filtration and disinfection processes at the HARRF. The new filtration and disinfection processes will increase HARRF capacity by 2 to 3 MGD and begin mitigation of the land outfall capacity issue.

The third and fourth phases will include construction of a full-scale advanced water treatment (AWT) facility at the pilot project site (6 MGD capacity), along with a pump station to move AWT product water to Dixon Lake. Additional treatment expansion at the HARRF will increase the treatment capacity there to 27.5 MGD.

REVENUE GENERATION

The proposed program will generate significant direct benefits to ratepayers in the form of revenues for new drought-proof water supply streams. These new supplies will also reduce the City's dependence on imported water and help to smooth cost increases during dry periods when less water is available from the existing local supply. Each of the three phases described previously will increase the capacity of locally generated water. The first two phases will increase recycled water supply and distribution, while the third and fourth phases will increase raw and potable water supply.

FINANCING AND RATE IMPACTS

Executing a program of this scope (~\$290 million in capital costs, 25 projects, and two decades) will obviously require additional revenue collection and borrowing. Specific rate options must be considered at a later date during an appropriately noticed rate hearing. However, some general background information and assumptions about future rates and borrowing are presented here.

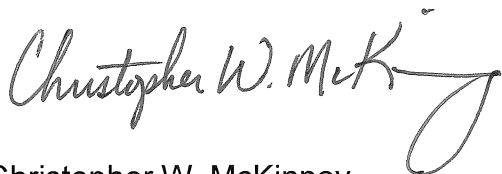
Previous Wastewater Fund rate increases, including one that took effect on March 1, 2014, were partly justified to support capital improvement projects. Thus, the Department projects financial capacity to transfer \$4 million annually into the CIP reserve to fund this program. These transfers will amount to about \$50 million by 2027 when the final phase of the program is anticipated to begin.

The Wastewater Fund – which will likely be executing the projects – has existing debt totaling \$70 million. This debt is a mixture of SRF and revenue bonds and is serviced with annual payments totaling \$6.6 million. The SRF portions of this debt will be retired by 2024, reducing annual debt service to \$4.4 million. All existing revenue bonds are scheduled to be retired by 2042.

Additional debt will be required to cover remaining program costs. Borrowing over the next three years would help fund initial phases, with borrowing around 2022 and 2027 being necessary to fund later phases. SRF loan interest rates are presently very low (1%) and are expected to remain so

through 2015. Even after 2015, SRF loan rates will aim to be half of typical revenue bond rates, so staff will target these types of loans up to the annual borrowing limits. Beyond that, revenue bonds will be required. The exact amount of borrowing required will be determined by future decisions concerning rates, future water prices and the impact on revenues from water sales, and the specific timing of projects in the 2020s. Fortunately, significant portions of existing debt will be retired as later phased projects are beginning, so the Department will be able to minimize rate impacts of borrowing in the 2020s with strategic timing of construction.

Respectfully submitted,

A handwritten signature in black ink, reading "Christopher W. McKinney". The signature is written in a cursive style with a large, sweeping loop at the end of the last name.

Christopher W. McKinney
Director of Utilities

TABLE 1

PROPOSED RECYCLED WATER AND POTABLE REUSE PROGRAM - CAPITAL IMPROVEMENT PROJECTS

Note: Soft costs include design, construction management, environmental approvals, and contingency. Soft costs range from 25% to 50% of the project cost presented here. Treatment construction projects, as well as future projects, are more uncertain and therefore soft costs are greater. Actual costs of these projects may be significantly lowered by staff efforts to minimize soft costs.

Project Title	Brief Project Description	Cost (Const. + Soft)	Est. Begin Date	Phasing
Reservoir - Hogback	1.4 million gallon capacity	\$2.3 M	2014	RW Distribution - Initial Phases
Pipeline - AMP (Ag) Feed	15,500 ft. of 24" pipeline	\$5.9 M	2014	
Pipeline - Phase 1	15,600 ft. of 8-24" pipeline	\$5.9 M	2014	
Pipeline - Phase 2	2,600 ft. of 16" pipeline	\$0.6 M	2014	
Pipeline - Brine	29,000 ft. of 16" pipeline	\$6.4 M	2014	
Pond + Pump Station	6 million gallon capacity	\$2.6 M	2014	
Pump Station - NPR Decentralized	7 MGD pumping capacity	\$3.1 M	2014	
AWPF and Salt Removal (for Ag) System	2 MGD capacity	\$20.1 M	2014	AWT Pilot
AWPF Demo (HARRF/AMP)		\$4.5 M	2014	
Pipeline - Phase 3e	9,700 ft. of 8-12" pipeline	\$1.9 M	2016	RW Distribution - Final Phases
Pipeline - Phase 3d	10,300 ft. of 8-10" pipeline	\$1.9 M	2017	
Pipeline - Phase 3c	2,100 ft. of 8" pipeline	\$0.4 M	2017	
1130/850 Pressure Reducing Station	Constructed with Phase 3D	\$0.5 M	2017	
Pipeline - Phase 3b	10,900 ft. of 8-16" pipeline	\$2.6 M	2018	
Pipeline - Phase 3a	5,800 ft. of 16" pipeline	\$1.5 M	2018	
HARRF - NPR filter/CCB upgrades	5 MGD sand filters; dechlorination facility	\$8.6 M	2018	
HARRF - MBR + Conventional - Phase 1	6 MGD MBR; 4 MGD Conventional	\$63.2 M	2023	HARRF Phase 2
HARRF - MBR + Conventional - Phase 2	6 MGD MBR; 4 MGD Conventional	\$62.2 M	2028	HARRF Phase 3
Pipeline - AWPf (IPR) to Dixon	10,700 ft. of 20" pipeline	\$3.4 M	2023	AWPF Phase 1
Pump Station - IPR HARRF	12 MGD pumping capacity	\$5.3 M	2023	
Pipeline - HARRF to AWPf (IPR)	29,000 ft. of 24" pipeline	\$10.9 M	2023	
Pump Station - PR @ AWT Site	8 MGD pumping capacity	\$3.5 M	2023	
AWPF (IPR) Phase 1	4 MGD capacity	\$38.2 M	2023	
AWPF (IPR) Phase 2	4 MGD capacity	\$37.2 M	2028	AWPF Phase 2

FUTURE CITY COUNCIL AGENDA ITEMS
March 27, 2014

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

April 9, 2014
4:30 p.m.

PROCLAMATION
National Library Week April 13 -19, 2014
CONSENT CALENDAR
Pavement Rehabilitation Project Change Order (E. Domingue) <i>A change order to the purchase order is recommended due to the unanticipated need to increase the street section on Ivy, Rose and Oak Hill Drive. Additional funding is needed to complete planned resurfacing on 9th Avenue east of I-15.</i>
Amend the Banking Service Agreement with Bank of America to Continue Banking Services for One Year, through July 31, 2015 (S. Bennett) <i>The City has awarded and extended the Bank of America Bank Services Agreement numerous times since 1988. Resolution 2011-01, adopted in January 2011, allowed for Agreement amendment and extension through July 2014. It is recommended to extend the Agreement for an additional one-year term, through July 2015, to allow time for a comparative analysis of current bank services before entering into any new long term agreement or amendment.</i>
Award Bid for the Purchase of Anti-Graffiti Coating and Primer (S. Bennett) <i>On February 19, 2014, request for bids were mailed to eight bidders and on March 11, 2014, five bids were received and opened.</i>
Award Bid for Fleet Replacement of Eleven 2014-15 Trucks (S. Bennett) <i>On February 25, 2014, request for bids were mailed to nine bidders and on March 17, 2014, three bids were received and opened.</i>
PUBLIC HEARINGS:
One-Year Action Plan for FY 2014-2015 Home Funds for Affordable Housing Activities and CDBG Funds for Community Development Programs and Projects (E. Domingue/B. Redlitz) <i>This is a required hearing for the annual Action Plan for allocating federal HOME and CDBG funds for projects and programs.</i>

April 9, 2014

Continued

PUBLIC HEARINGS Continued:

Tentative Subdivision Map and Condominium Permit for Habitat for Humanity (SUB 12-0014)

(B. Redlitz)

A Condominium Permit is required since the units will be air-space units with common area and some exclusive use areas. A Condominium Permit requires City Council approval. The Planning Commission approved this project at its meeting on March 25, 2014 with a vote of 4/0.

Charter City Proposal

(J. McCain)

The City Council adopted a Work Program on November 6, 2013, which includes the goal of resubmitting a charter city proposal to the electorate without district election language. The strategy listed in the Work Program for this goal is to hold public hearings on a revised charter city proposal for possible inclusion in the 2014 election ballot.

CURRENT BUSINESS

WORKSHOP

Future Agenda Items (D. Halverson)

April 16, 2014

No Meeting (Spring Break)

City Manager's WEEKLY UPDATE to City Council

March 26, 2014

ECONOMIC DEVELOPMENT

- Cal South State Cup will be in town at Ryan Park this weekend March 29th & 30th. Ryan Park has become the hot bed for Southern California tournament soccer over the past few years. There will be 75 games played with 51 teams. This weekend we will see close to 2,700 visitors for the Boys under14, Girls under 14, and Girls under16 divisions.
- Daley Ranch House Update: We have received final approval on the water well and the leach field at Daley Ranch. The approval process took less time than anticipated. Tables and chairs have been delivered to the Ranch House, although some additional equipment is still being ordered (portable dance floor, mirrors, etc.) We are currently developing our marketing materials and website and will begin actively marketing the Ranch House for events within the next several months.

SPECIAL EVENTS

- On Saturday, March 29, from 1:00 to 4:00 p.m., a family friendly event called "Peace Begins with Me!" will be held. This event features live entertainment, interactive booths, and community resources. It is celebrating the season of non-violence, and is co-sponsored by the City of Escondido, the EUSD, The COMPACT-Helping Hands Jr., EGRIP and CARE Youth Project.
- Sunday, March 30th - Paws in the Park, Kit Carson Park
Walk in the park with your dog to benefit the Escondido Humane Society
- On Saturday, April 12, there will be an event called the "Ubiquitous Rockin' Block Party". This will be held from 2:30 to 8:30 p.m. on the Maple Street Plaza.
- On Saturday, April 19th, the Cornerstone Church will hold an Easter Egg Hunt at Grape Day Park.

COMMUNITY DEVELOPMENT UPDATES

Planning:

- The Planning Commission recommended approval of the proposed 11-unit Habitat for Humanity project at 537 N. Elm St. (4-0, Weber and Johns absent); the project will be considered by the City Council on 4/9/14. The Commission also unanimously approved Verizon's request to install a new wireless facility to be mounted on a replacement light standard next to one of the baseball fields in Mountain View Park.
- On 3/17/14, SANDAG staff inspected the completed lighting project along the Escondido Creek Channel (Broadway to Ash St.) and expressed positive feedback on the extent of the overall project and other improvements that have been done along the channel (mural at Broadway entrance and storm drain improvements; removal of some

City Manager's WEEKLY UPDATE to City Council

unnecessary fencing; cleaning up specific areas; landscaping and lighting adjacent to the Senior project at Juniper; the upcoming Elm Street project and additional creek access that it would provide; and the Ash Street Undercrossing project). They also were pleased with the number of bicyclists and pedestrians that were using the channel on a Monday morning around 10:00 AM. They indicated they would be processing the final SANDAG funding for this project.

- Major Projects Update:

- Oak Creek (NUW) – The applicant is preparing a schedule for completion of a draft EIR.
- 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.
- Zak/NCA Development – The project is scheduled for Planning Commission hearing on 4/22/14.
- Centerpointe – The EIR contract is scheduled for Council consideration on March 19th.
- North Broadway Deficiency Area Projects – The applicant's submittal of traffic studies for the various projects is behind schedule, effectively delaying the completion of the environmental documents.

Building Division:

- The Building Division issued 39 permits, including 6 photovoltaic permits, for a total valuation of \$180,148. The permits issued were primarily minor permit types (i.e. water heaters, re-roofs, additions, plumbing, electrical and mechanical permits). The Building counter averaged 28 daily visitors. Inspections averaged 24 per day. Classical Academy at 207 E. Pennsylvania, (the old North County Times building) is receiving foundation and underground plumbing inspections. The Monticello assistant living facility at 2323 Felicita Rd. is receiving underground utilities inspections. The Talk of the Town project at 400 Brotherton Rd. is progressing through masonry inspections.

CAPITAL IMPROVEMENT PROJECTS

2013 - 2014 Pavement Repair and Rehabilitation Program:

The paving contractor is working on Mission Avenue between Fig Street and Broadway raising manholes and water valve cans to grade.

Grape Street Public Improvement Project:

No activity to report.

City Manager's WEEKLY UPDATE to City Council

Private Development

1146 East Valley Parkway- McDonald's Restaurant:

The new water main syphon has been assembled and is now being tested for water quality by city staff. If the pipeline passes all water quality tests the syphon will be installed on April 8th.

Tract 888-Cambell Court:

The water line has passed all water quality testing and is being connected to the city water system on Tuesday March 25th.

Lincoln Avenue & Escondido Boulevard Gas Main Testing Station:

The contractor has completed the backfill and placement of the first portion of the trench restoration. The concrete surface improvements were replaced this week in preparation of the final paving operation.

RedFlex Camera Removal:

The schedule for removal still has not been made available to us.

7-11 Improvement at Washington Avenue:

The new concrete driveway along Washington Avenue was completed on Monday March 24. The contractors are working along Ash Street to bring in the new electrical service to the store. At the same time the new water and sewer services are being placed along the Washington Avenue frontage.

SDG&E Gas Main Integrity Testing:

Starting Sunday night, March 30 and continuing every night through Monday, April 21, SDG&E will be testing the 16" high pressure gas main located along Enterprise Street to Mission Avenue. Then the testing will be along Mission Avenue to Metcalf Street and then continuing along Metcalf Street to Lincoln Avenue and ending at Rocksprings Road. The work will be done between 7:00 p.m. and 6:00 a.m. to minimize the impact on the surrounding business community.

PUBLIC SAFETY

Police:

- Officer Wyse was the EPD Auto Theft Officer of the Year for 2013. He was recognized at the Auto Theft Advisory Board Annual Breakfast last week in Balboa Park.
- The Police Department participated in a community meeting at the Resurrection Church in Escondido. The topic was immigration.
- Over 250 people attend the Police Departments Annual Awards at the CCAE. Facebook is at 1476 likes; Twitter is at 1501 followers
- Grape Day Park Task Force: This report summarizes any significant issues and updates since the last report, dated 2/24/14. The Police Department continues its enforcement details as call volume allows, up to several times a day in the Grape Day Park and

City Manager's WEEKLY UPDATE to City Council

surrounding areas. Since the start of the increased focus, the Police Department has conducted 1508 extra patrols in the park, 210 field interviews, 103 citations and 106 arrests.

The Bike Team Officers, Adan Martinez and Russ Whitaker, continue to focus their efforts in the downtown area including Grape Day Park, Maple Plaza and Signature Pavilion. They are assisted by Patrol Officers and especially our two Community Policing Officers; Aaron Reber and Lew Shaver.

Acting Sergeant Jared Sinclair is assisting in the coordination of the COPPS efforts of these and Patrol Officers to combat behavior and issues that may be illegal/undesirable. There were no significant arrests reported.

There were no significant calls for service around the Grape Day Park, Maple St. Plaza, or Signature Pavilion footprint. During the night of 3/20/14, Officers on a routine extra patrol discovered that there had been a burglary to the train car. The loss was determined to be the cash from the donation box. Historical Society staff was notified.

Upcoming Events:

Please refer to <http://www.grapedaypark.org/> for special event information in the Park. For a list of all Escondido Events visit: <http://visitescondido.com/event-calendar/>

Ongoing statistics:

Foot Patrols	1508
Citations	103
FI's	210
Arrests	106

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