MARCH 26, 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.

March 26, 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: Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

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

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

Case Name: Nowak v. City of Escondido
Case No: 37-2012-00057561-CU-PO-NC

Case Name: SDG&E v. City of Escondido
Case No: 37-2013-00043165-CU-PA-NC

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

a. **Property:** 475 N. Spruce Street (Public Works Yard)
City Negotiator: Joyce Masterson, Director of Economic Development
Negotiating Parties: Undetermined: Potential Disposition
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT

March 26, 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

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: Special Meeting of March 12, 2014**
4. **EAGLE SCOUT (FORMERLY SAND) LAKE RESTORATION PROJECT -**

Request Council authorize the transfer of $105,000 from the Stormwater Budget Account to the Capital Improvement Account.

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

RESOLUTION NO. 2014-50

5. **CENTERPOINTE 78 COMMERCIAL CENTER (CASE NO. ENV 13-0009, ADM 13-0127) -**
Request Council approve a consulting agreement and scope of services with Recon Environmental totaling $143,575 (including a $15,000 contingency) to prepare an Environmental Impact Report for a 43,500 sq. ft. retail grocery store and 3,200 sq. ft. restaurant with drive through facilities on 3.7 acres at the northwestern corner of Highway 78 and Broadway addressed as 925 N. Broadway.

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

RESOLUTION NO. 2014-35

6. **2013 ANNUAL HOUSING ELEMENT REPORT (CASE NO. PHG 13-0041) -**
Request Council authorize submittal of the attached 2013 Annual Housing Report on the City's progress on implementation of the 2013-2020 Housing Element of the General Plan to the State Office of Planning and Research, the State Department of Housing and Community Development and SANDAG.

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

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

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

7. **AMENDMENT TO ENCROACHMENT REGULATIONS -**
Approved on March 19, 2014 with a vote of 5/0

ORDINANCE NO. 2014-07 (Second Reading and Adoption)

CURRENT BUSINESS

8. **EL CABALLO PARK CONCEPTUAL MASTER PLAN (CASE NO. PHG 13-001) -**
Request Council accept the conceptual El Caballo Park Master Plan and provide staff direction regarding preparation of an environmental review required prior to formally adopting the Master Plan.

Staff Recommendation: **Approval (Library/Community Services Department: Loretta McKinney)**

9. **ANNUAL APPOINTMENTS TO BOARDS AND COMMISSIONS -**
Request Council ratify the Mayor's appointments to serve on the City's eight Boards and Commissions; terms to expire March 31, 2018 except as noted.

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

WORKSHOP

10. **CALPERS ACTUARIAL PRESENTATION -**
Request Council receive a presentation from John Bartel of Bartel Associates LLC, regarding the City of Escondido CalPERS pension plans; future actuarial assumptions; and a Public Employee's Pension Reform Act (PEPRA) update.

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

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 2	Wednesday	3:30 & 4:30 p.m.	Council Meeting	Council Chambers
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

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.

MARCH 12, 2014
3:30 p.m. Meeting Minutes

Mitchell Room

Special Meeting of the
Escondido City Council, Community Services Commission, Historic Preservation Commission, Public Art Commission and Planning Commission

CALL TO ORDER

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.

ORAL COMMUNICATIONS

JOINT CITY COUNCIL AND BOARD/COMMISSION INTERVIEWS

3:30 – 4:00 p.m. **Community Services Commission**

Oral Communications

Brief description of the Community Services Commission **(Loretta McKinney)**

Discussion among Council, current Board/Commission members and applicants regarding expectations and responsibilities and duties associated with membership on the Community Services Commission, and the role of the Community Services Commission in City Government.

Adjournment

4:00 – 4:30 p.m. **Historic Preservation Commission**

Oral Communications

Brief description of the Historic Preservation Commission **(Rozanne Cherry)**

Discussion among Council, current Board/Commission members and applicants regarding expectations and responsibilities and duties associated with membership on the Historic Preservation Commission, and the role of the Historic Preservation Commission in City Government.

Adjournment

4:30 – 5:15 p.m. **Public Art Commission**

Oral Communications

Brief description of the Public Art Commission **(Kristina Owens)**

Discussion among Council, current Board/Commission members and applicants regarding expectations and responsibilities and duties associated with membership on the Public Art Commission and the role of the Public Art Commission in City Government.

Adjournment

5:15 – 6:15 p.m. **Planning Commission**

Oral Communications

Brief description of the Planning Commission **(Bill Martin)**

Discussion among Council, current Board/Commission members and applicants regarding expectations and responsibilities and duties associated with membership on the Planning Commission, and the role of the Planning Commission in City Government.

Adjournment

ADJOURNMENT

ADJOURNMENT AT 6:10 P.M.

ESCONDIDO
City of Choice

CITY COUNCIL

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

Agenda Item No.: 4
Date: March 26, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Christopher McKinney, Director of Utilities

SUBJECT: Eagle Scout (formerly Sand) Lake Restoration Project

RECOMMENDATION:

The Director of Utilities requests Council adopt Resolution No. 2014-50 authorizing the transfer of $105,000 from the Stormwater Budget Account Number 5131-558-440 to the Capital Improvement ("CIP") Account Number 677301.

FISCAL ANALYSIS:

Funds were budgeted and are available for this project in the Stormwater Operating Budget (Account Number 5131–558-440). This action transfers the funds to the Capital Improvements Budget for the project in order for all costs to be accounted for properly.

COUNCIL ACTION PLAN:

None

PREVIOUS ACTION:

None

BACKGROUND:

The Eagle Scout (formerly Sand) Lake Restoration project was completed during January and February 2014. The project was largely funded through a Vector Control Grant from the County of San Diego. The funds from this grant were housed in CIP Account Number 677301. In addition, funds were also budgeted for the project in the Stormwater Operating Budget (Account Number 5131-558-440). Authorization is being requested to transfer the budgeted funds from the Stormwater Budget to CIP Account Number 677301 to ensure all costs for the project are accounted for in one place and to enable Public Works to bill their remaining costs to the project.

Respectfully submitted,

Christopher W. McKinney

Christopher McKinney
Director of Utilities

Agenda Item No. 4
Date: March 26, 2014

RESOLUTION NO. 2014-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR AND CITY CLERK TO APPROVE A BUDGET ADJUSTMENT TRANSFERRING $105,000 FROM THE STORMWATER OPERATING BUDGET TO THE CAPITAL IMPROVEMENT ACCOUNT NUMBER 677301

WHEREAS, the Eagle Scout (formerly Sand) Lake restoration project (the "Project") was successfully completed during the early part of 2014 due to a collaboration between the Utilities and Public Works Departments; and

WHEREAS, the Project, funded through a Vector Control Grant from the County of San Diego, was held in a Capital Improvement ("CIP") account and also was funded through budgeted funds in the Stormwater Operating Budget account; and

WHEREAS, the costs from this Project should be accounted for in one location as a measure of good project accounting and to enable proper budgeting for future maintenance; and

WHEREAS, the Director of Utilities recommends transferring funds from the Stormwater Operating Budget Account Number 5131-558-440 to CIP Account Number 677301.

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 accepts the recommendation of the Director of Utilities to transfer $105,000 from the Stormwater Operating Budget account to the CIP account.

3. The City Council hereby approves the transfer of $105,000 from Stormwater Operating Budget Account Number 5131-558-400 to CIP Account Number 677301.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. 2014-35 File No. ENV 13-0009 ADM 13-0127
Ord No. _____

Agenda Item No.: 5
Date: March 26, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Barbara Redlitz, Director of Community Development

SUBJECT: Centerpointe 78 Commercial Center (Case No. ENV 13-0009, ADM 13-0127)

RECOMMENDATION:
It is recommended that the City Council adopt Resolution 2014-35 approving a consulting agreement and scope of services with Recon Environmental totaling $143,575.00 (including a $15,000.00 contingency) to prepare an Environmental Impact Report for a 43,500 sq. ft. retail grocery store and 3,200 sq. ft. restaurant with drive through facilities on 3.7 acres at the northwestern corner of Highway 78 and Broadway addressed as 925 N. Broadway.

FISCAL ANALYSIS:
The EIR and application fees will be funded by the applicant and not impact City resources.

ENVIRONMENTAL REVIEW:
All development projects require some level of environmental documentation through the California Environmental Quality Act (CEQA). Based on the type and amount of project impacts the CEQA documentation can include:

1) *Categorical* or *Statutory Exemption* for certain specific projects, and other projects that do not generate environmental impacts;
2) *Negative / Mitigated Declaration* for projects that may generate environmental impacts for which all impacts will be mitigated; or
3) *Environmental Impact Report* (EIR) for more complex or controversial projects that may or may not mitigate all environmental impacts. An EIR is required when project impacts cannot be mitigated and decision makers must adopt Overriding Findings concluding that the benefits of the project outweigh the associated project impacts.

The applicant's proposal would typically be analyzed with a lower-level CEQA environmental document, such as a CEQA Exemption, or Negative / Mitigated Negative Declaration. However, the existing intersections in the area of the proposed project operate at a poor level of service. The proposed grocery store and drive through restaurant are anticipated to generate more than 8,500 average daily vehicle trips (ADT) which will cause significant unmitigable traffic impacts in the area, necessitating overriding findings.

A "Project EIR" to assess the applicant's proposal is considered the most appropriate environmental document for analysis as it will comprehensively examine the associated impacts, establish mitigation measures, and include overriding findings for City Council consideration. Authorizing preparation of the EIR does not commit the City Council to approving the project.

GENERAL PLAN ANALYSIS:
The site is within the *Highway 78 / Broadway Target Area* identified in the General Plan and designated General Commercial. The Target Area Guiding Principles include:

1) Evaluate opportunities to enhance vehicular entrance to the community along Highway 78 and consider a gateway element to the city along Lincoln Avenue.
2) Promote higher intensities along Broadway and consider establishing a unifying architectural and landscaping theme as a means to improve the overall image and serve as an entry into downtown.
3) Consider opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city's median income and improving the jobs/housing balance.

Staff has informed the applicant of several concerns regarding the proposal's ability to address the Target Area Guiding Principles at this location including:

1) Grocery store and restaurant/drive through establishments are not typically associated with high employee densities or salaries that raise median incomes.
2) The traffic associated with a grocery store and restaurant/drive through at this location (8,500 daily vehicle trips) may constrain opportunities for more desirable 'high employee density' jobs seeking to located in the area.
3) A grocery store and restaurant/drive through at this location may not be an appropriate 'gateway' establishment for the community.

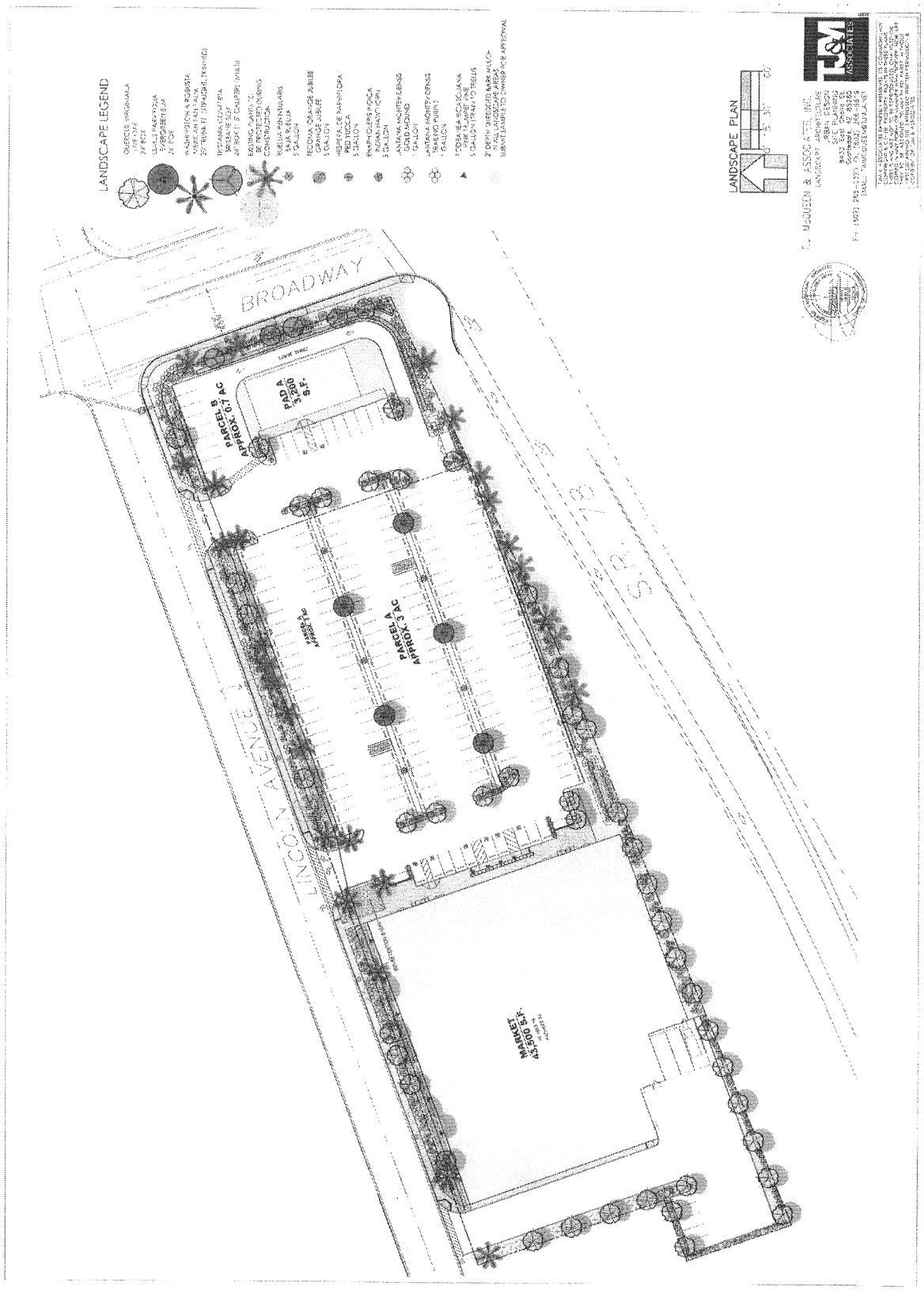
CONSULTANT SELECTION:
Staff interviewed four consulting firms and has selected Recon Environmental to prepare the EIR. This firm has extensive knowledge and experience in preparing EIRs, including those involving small commercial sites. The consultant understands the applicant's desire to expedite the project and is committed to meeting the necessary deadlines to accomplish that objective.

NEXT STEPS IN THE PROCESS:
Staff has reviewed and refined the consultant's scopes of services for the preparation of the EIR to ensure its appropriateness. Upon approval, the consultants will commence analysis and associated technical studies to prepare the EIR, which is anticipated to take approximately 9 months. Environmental impacts and proposed mitigation measures will be considered concurrently to provide the City Council with as much information as possible in making a decision regarding the proposal.

Respectfully Submitted,

Barbara Redlitz
Director of Community Development

Jay Petrek
Assistant Planning Director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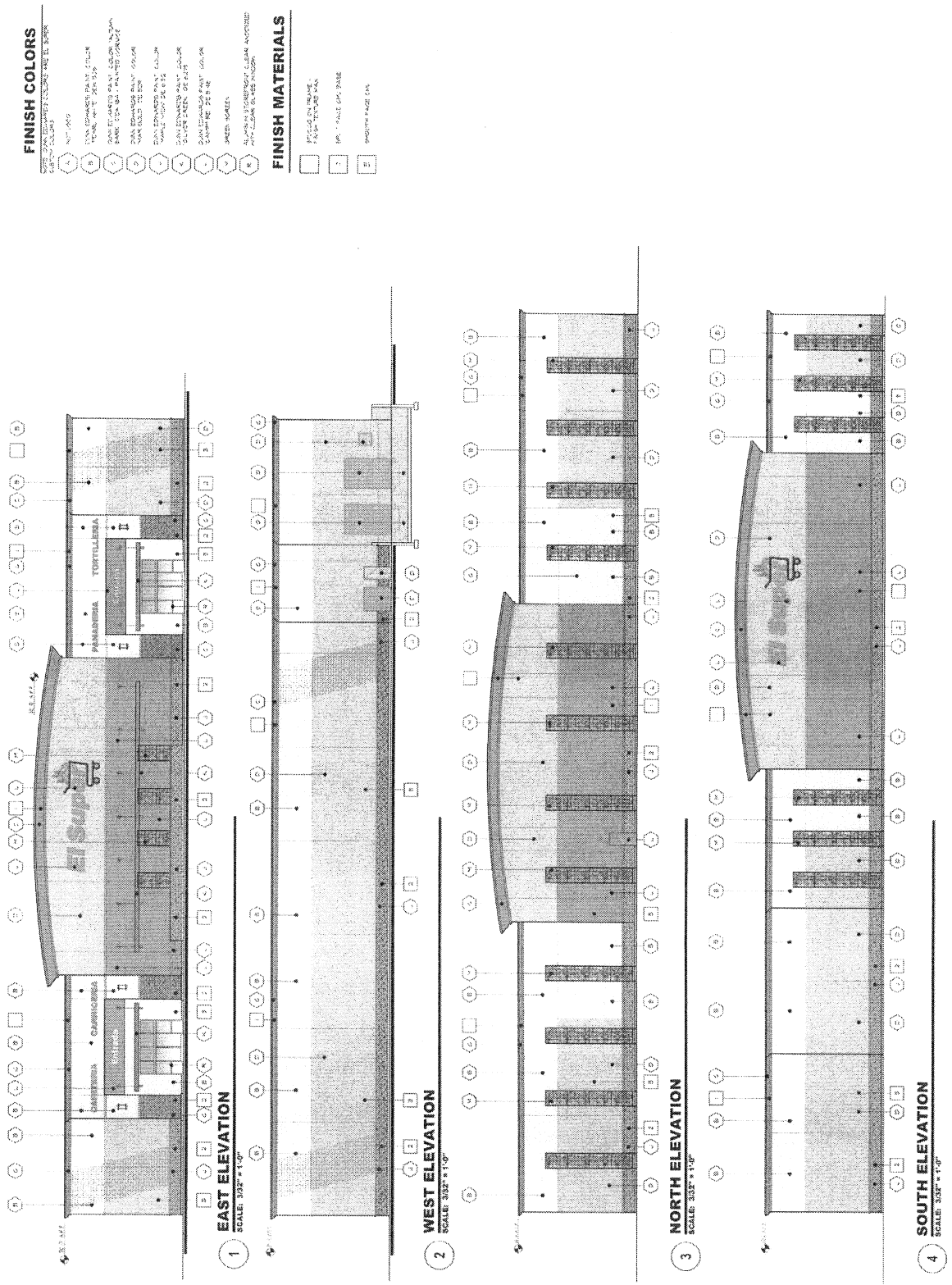
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Agenda Item No.: 5
Date: March 26, 2014

RESOLUTION NO. 2014-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR AND CITY CLERK, TO EXECUTE, ON BEHALF OF THE CITY, A CONSULTING AGREEMENT WITH RECON ENVIRONMENTAL, INC. FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT ANALYZING IMPACTS OF THE CENTERPOINTE 78 COMMERCIAL CENTER

Case No.: ENV 13-0009, ADM 13-0127

WHEREAS, the applicant for the Centerpoint 78 Commercial project is proposing a 43,500 sq. ft. grocery store and 3,200 sq. ft. restaurant with drive through facilities at 925 N. Broadway; and

WHEREAS, the existing streets and intersections near the applicant's project operate at a poor level of service and the anticipated vehicle trips associated with the applicant's proposal will cause significant unmitigable traffic impacts; and

WHEREAS, an Environmental Impact Report ("EIR") is required when project impacts cannot be mitigated; and

WHEREAS, staff issued a Request for Qualifications seeking qualified consulting firms to prepare the EIR and received proposals from five qualified consultants; and

WHEREAS, RECON Environmental Inc. was deemed the most qualified consulting firm to prepare the EIR; and

WHEREAS, the Director of Community Development recommends the execution of a Consulting Agreement ("Agreement") with RECON Environmental Inc. to complete the Centerpointe 78 Commercial EIR; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to approve said Agreement; and

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

1. That the above recitations are true.

2. That the City Council accepts the recommendation of the Director of Library and Community Services.

3. That the Mayor and City Clerk are authorized to execute, on behalf of the City, an Agreement with RECON Environmental Inc. in the amount of $143,575 for the Centerpointe 78 Commercial EIR. A copy of the Agreement is attached as Exhibit "A" and is incorporated by this reference.

ESCONDIDO
City of Choice

CITY OF ESCONDIDO
CONSULTING AGREEMENT FOR DESIGN PROFESSIONALS

(**ONLY** for licensed architects, landscape architects, professional engineers, and professional land surveyors who are performing design services for the City)

This Agreement is made this _____ day of _____, 2014.

Between: CITY OF ESCONDIDO
a Municipal Corporation
201 N. Broadway
Escondido, California 92025
Attn: Jay Petrek
760-736-4464
("CITY")

And: RECON Environmental Inc.
1927 Fifth Avenue
San Diego, CA 92101
Attn: Ms. Donna Steel
619-308-9333
("CONSULTANT")

Witness that whereas:

A. It has been determined to be in the CITY's best interest to retain the professional services of a consultant to prepare an environmental Impact Report for the Centerpointe 78 Commercial Center project ; and

B. The CONSULTANT is considered competent to perform the necessary professional services for CITY;

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

1. Services. The CONSULTANT will furnish all of the services as described in "Attachment A" which is attached and incorporated by this reference.

2. Compensation. The CITY will pay the CONSULTANT in accordance with the conditions specified in "Attachment A," in the sum of $128,575.00. An additional $15,000.00 for contingencies as well as time and materials expenses is also associated with the preparation of the EIR, which may only be spent upon City approval. Any breach of this Agreement will relieve CITY from the obligation to pay CONSULTANT, if CONSULTANT has not corrected the breach after CITY provides notice and a reasonable time to correct it.

3. Scope of Compensation. The CONSULTANT will be compensated for performance of tasks specified in "Attachment A" only. No compensation will be provided for any other tasks without specific prior written consent from the CITY.

4. Duties. CONSULTANT will be responsible for the professional quality, technical accuracy, timely completion, and coordination of all reports and other services furnished by the CONSULTANT under this Agreement, except that the CONSULTANT will not be responsible for the accuracy of information supplied by the CITY.

5. Personnel. The performance of services under this Agreement by certain professionals is significant to the CITY. CONSULTANT will assign the persons listed on "Attachment B," which is attached and incorporated by this reference, to perform the Services described in Paragraph 1, and will not add or remove persons from the list without the prior written consent of the CITY. CONSULTANT will not subcontract any tasks under this Agreement without obtaining the advance written consent of the CITY.

6. Termination. Either CONSULTANT or the CITY may terminate this Agreement with thirty (30) days advance written notice.

7. City Property. All original documents, drawings, electronic media, and other material prepared by CONSULTANT under this Agreement immediately becomes the exclusive property of the CITY, and may not be used by CONSULTANT for any other purpose without prior written consent of the CITY.

8. Insurance.

   a. The CONSULTANT shall secure and maintain at its own costs, for all operations, the following insurance coverage, unless reduced by the City Attorney:

      (1) General liability insurance. Occurrence basis with minimum limits of $1,000,000 each occurrence, $2,000,000 General Aggregate, and $1,000,000 Products/Completed Operations Aggregate; and

      (2) Automobile liability insurance of $1,000,000 combined single-limit per accident for bodily injury and property damage, unless waived as provided in 8(b) below; and

      (3) Workers' compensation and employer's liability insurance as required by the California Labor Code, as amended, or certificate of sole proprietorship; and

      (4) Errors and Omissions professional liability insurance with minimum coverage of $1,000,000.

   b. It is the parties' understanding that the use of a motor vehicle is not a primary subject of this Agreement. CONSULTANT acknowledges that operating a motor vehicle is outside the scope of this Agreement and occurs only at the convenience of the CONSULTANT. A waiver of automobile liability insurance is only effective if both sets of initials appear below, otherwise such insurance is required.

      Acknowledged by CONSULTANT _____

      Waiver appropriate by CITY _____

   c. Each insurance policy required above must be acceptable to the City Attorney:

(1) Each policy must provide for written notice within no more than thirty (30) days if cancellation or termination of the policy occurs. Insurance coverage must be provided by an A.M. Best's A- rated, class V carrier or better, admitted in California, or if non-admitted, a company that is not on the Department of Insurance list of unacceptable carriers.

(2) All non-admitted carriers will be required to provide a service of suit endorsement in addition to the additional insured endorsement.

(3) Both the General Liability and the Automotive Liability policies must name the CITY specifically as an additional insured under the policy on a separate endorsement page. The endorsement must be ISO Form CG2010 11/85 edition or its equivalent for General Liability endorsements and CA 20-01 for Automobile Liability endorsements.

(4) The General Liability policy must include coverage for bodily injury and property damage arising from CONSULTANT's work including its ongoing operations and products-completed operations hazard.

(5) The General Liability policy must be primary and noncontributory and any insurance maintained by CITY is excess.

d. In executing this Agreement, CONSULTANT agrees to have completed insurance documents on file with the CITY within fourteen (14) days after the date of execution. Failure to comply with insurance requirements under this Agreement will be a material breach of this Agreement, resulting in immediate termination at CITY's option.

9. Indemnification. CONSULTANT (which in this paragraph 9 includes its agents, employees and subcontractors, if any) agrees to indemnify, defend, and hold harmless the CITY from all claims, lawsuits, damages, judgments, loss, liability, or expenses, including attorneys' fees, for any of the following:

a. Any claim of liability arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of CONSULTANT in the performance of this Agreement, excepting only those claims resulting from the sole negligence, active negligence or intentional misconduct of CITY, its employees, officials, or agents, not including CONSULTANT;

b. Any personal injuries, property damage or death that CONSULTANT may sustain while using CITY-controlled property or equipment, while participating in any activity sponsored by the CITY, or from any dangerous condition of property; or

c. Any injury or death which results or increases by any action taken to medically treat CONSULTANT.

10. Anti-Assignment Clause. The CONSULTANT may not assign, delegate or transfer any interest or duty under this Agreement without advance written approval of the CITY, and any attempt to do so will immediately render this entire Agreement null and void.

11. Costs and Attorney's Fees. In the event that legal action is required to enforce the terms and conditions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs.

12. Independent Contractor. CONSULTANT is an independent contractor and no agency or employment relationship, either express or implied, is created by the execution of this Agreement.

13. Merger Clause. This Agreement and its Attachments, if any, are the entire understanding of the parties, and there are no other terms or conditions, written or oral, controlling this matter. In the event of any conflict between the provisions of this Agreement and any of its Attachments, the provisions of this Agreement must prevail.

14. Anti-Waiver Clause. None of the provisions in this Agreement will be waived by CITY because of previous failure to insist upon strict performance, nor will any provision be waived by CITY because any other provision has been waived, in whole or in part.

15. Severability. The invalidity in whole or in part of any provision of this Agreement will not void or affect the validity of any other provisions of this Agreement.

16. Choice of Law. This Agreement is governed by the laws of the State of California. Venue for all actions arising from this Agreement must be exclusively in the state or federal courts located in San Diego County, California.

17. Multiple Copies of Agreement/Counterparts. Multiple copies and/or counterparts of this Agreement may be executed, including duplication by photocopy or by computerized scanning device. Each duplicate will be deemed an original with the same effect as if all the signatures were on the same instrument. However, the parties agree that the Agreement on file in the office of the Escondido City Clerk is the copy of the Agreement that shall take precedence should any differences exist among copies or counterparts of the document.

18. Provisions Cumulative. The foregoing provisions are cumulative and in addition to and not in limitation of any other rights or remedies available to the CITY.

19. Notices to Parties. Any statements, communications or notices to be provided pursuant to this Agreement must be sent to the attention of the persons indicated below. Each party agrees to promptly send notice of any changes of this information to the other party, at the address first above written.

20. Business License. The CONSULTANT is required to obtain a City of Escondido Business License prior to execution of this Agreement.

21. Compliance with Applicable Laws, Permits and Licenses. CONSULTANT shall keep itself informed of and comply with all applicable federal, state, and local laws, statutes, codes, ordinances, regulations, and rules in effect during the term of this Agreement. CONSULTANT shall obtain any and all licenses, permits, and authorizations necessary to perform services set forth in this Agreement. Neither CITY, nor any elected nor appointed boards, officers, officials, employees, or agents of CITY shall be liable, at law or in equity, as a result of any failure of CONSULTANT to comply with this section.

22. Immigration Reform and Control Act of 1986. CONSULTANT shall keep itself informed of and comply with the Immigration Reform and Control Act of 1986. CONSULTANT affirms that as an employer in the State of California, all new employees must produce proof of eligibility to work in the United States within the first three days of employment and that only employees legally eligible to work in the United States will be employed on this public project. CONSULTANT agrees to comply with such provisions before commencing and continuously throughout the performance of this Agreement.

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

CITY OF ESCONDIDO

Date: _____

_____
Signature

_____
Department or Division Head Name & Title

Date: _____

[CONSULTANT COMPANY NAME]

_____
Signature

_____
Name & Title (please print)

Date:_____

_____
Sam Abed
Mayor

Date:_____

_____
Diane Halverson
City Clerk

Date:_____

_____
(Contractor signature)

_____
Title

(The above signature must be notarized)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____

THE CITY OF ESCONDIDO DOES NOT DISCRIMINATE AGAINST QUALIFIED PERSONS WITH DISABILITIES.

ATTACHMENT A

Scope of Work

Task 1.0 Meetings and Hearings

RECON will provide up to forty-four hours of senior staff time to attend formal public hearings and meetings with City staff to coordinate and address issues that may arise during preparation of the Draft EIR. These meetings include:

- Project Kick-off Meeting – Attend one (1) project kick-off meeting with City staff following receipt of authorization to commence work. The meeting will include:
    - Exchange of documents,
    - Outstanding questions,
    - Refinements to the project schedule, and
    - Establishing communication and review protocols.
- Public Scoping Meeting – Attend one (1) public scoping meeting, if determined necessary.
- Screencheck Draft EIR Meeting – RECON will attend up to two (2) meetings with City staff to review one set of consolidated comments from City staff on the Screencheck Draft EIR. Each meeting's purpose will be to clarify comments and address any outstanding issues.
- Responses to Public Comments – RECON will attend up to two (2) meetings with City staff to review responses to public comments and the Final EIR.
- Public Hearings – RECON will attend up to three (3) public hearings to the Planning Commission or City Council, if determined necessary by City staff.
- Additional Meetings and Coordination – RECON senior staff will attend up to two (2) additional meetings and coordinate with City staff as necessary up to the allotted hours.

Task 2.0 Draft EIR

2.1 Third-Party Review of Applicant's Technical Reports

Traffic Impact Analysis (Linscott, Law & Greenspan)

Linscott, Law & Greenspan (LLG) will provide a peer review of the traffic study prepared by the applicant's consultant. The peer review of the applicant's traffic study will include the following:

- Review Traffic Study Sections
    a. Existing Conditions
    b. Trip Generation
    c. Trip Distribution
    d. Future Year Traffic Forecast
    e. Capacity Analysis
    f. Access Analysis
    g. Appendix Material

- Review of Escondido and Caltrans Standards – to confirm the study adheres to standards, and
- Review Significance Thresholds and Mitigation - to confirm the study meets City and state standards, that mitigation is properly identified, that mitigation measures are implementable, and that the result of mitigation is verified to the satisfaction of the City.

Deliverables:

- Letter Report – LLG will prepare a letter report outlining their findings and If substantive revisions are required,
- Final letter report summarizing review of the revised technical study

Schedule: Within 15 working days (or three [3] weeks), or sooner, after the City provides the approved traffic and circulation technical study.

Water Quality Technical Report and Hydrology/Hydraulics Report (Rick Engineering)

Rick Engineering will provide a peer review of the two reports prepared by Excel Engineering: (1) Project Specific Hydrology/Hydraulics Report for Preliminary Grading for Centerpointe 78 990 North Broadway Escondido, CA 92026, dated April 3, 2013 and (2) Water Quality Technical Report for Preliminary Grading Plans for 990 North Broadway Escondido, CA 92026, dated May 31, 2013. Tasks will include:

- Review of the technical study for adequacy and compliance with local design standards with respect to drainage and water quality issues,
- Final Review of any substantive revisions required for the technical study.

Deliverables:

- Letter report summarizing review of the first draft submittal, and If substantive revisions are required,
- Final letter report summarizing review of the revised technical study.

Schedule: Within 15 working days (or three [3] weeks), or sooner, after the City provides the approved water quality technical study.

Phase II Site Assessment (Ninyo & Moore)

Ninyo & Moore will review the two Phase II Environmental Site Assessment reports prepared by Krazan & Associates, Inc. dated July 18, 2012 and October 16, 2012. Tasks will include:

- Review by senior staff with experience to ensure completeness and responsiveness to County of San Diego Department of Environmental Health (DEH) requirements of the following:
    - Sampling methodology
    - Data
    - Conclusions and recommendations.

Deliverables:

- Letter report summarizing the results of the review and If substantive revisions are required,
- Final letter report summarizing review of the revised technical study.

Schedule: Within 15 working days (or three [3] weeks), or sooner, after the City provides the approved Phase II ESA report.

2.2 RECON-Prepared Technical Reports

Greenhouse Gas/Air Quality

RECON will prepare a GHG emissions report and air quality technical study to address the proposed retail grocery and drive-through restaurant on a 3.7-acre site.

Greenhouse Gas Emissions (GHG) – Technical work will consider primary sources of GHG emissions, including construction, vehicle operations, electricity and natural gas use, area sources (including landscaping equipment, water use, and solid waste disposal. Because the main source of GHG emissions is assumed to be from vehicle travel, emissions will be calculated and impacts assessed in accordance with the standards established by the City.

- To complete the GHG emissions technical report, RECON will require the following from the project applicant:
    - List of construction equipment types and quantities, duration of construction, and demolition and earthwork quantities.
    - Construction schedules, project operations characteristics, and traffic data.
    - Project trip generation will be obtained from the approved traffic report.

- Provide a setting discussion of global climate change including information regarding the current understanding of the mechanisms behind global climate change and GHG emissions, current conditions and trends, and relevant existing regulations, plans, policies, and programs pertinent to climate change adaptation and greenhouse gas emissions reduction.

- Calculate existing annual on-site GHG emissions using the 2013 California Emissions Estimator Model (CalEEMod). Input parameters to be provided by the client. If specific information is not available for the existing uses, average default rates identified in CalEEMod will be used in the analysis.

- Calculate annual GHG emissions for proposed uses with CalEEMod. Three scenarios will be assessed: (1) a projection of existing land use emissions to year 2020, (2) a projection of project proposed land uses to year 2020 assuming no GHG emission reductions, and (3) a projection of project proposed land uses to year 2020 with consideration of project features.

- Quantify GHG emissions for assessment against the threshold of significance used by the City of Escondido. RECON will complete a qualitative review of the proposed project's compliance with applicable local and state plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

- Should significant impacts be identified, appropriate mitigation measures to reduce emissions will be evaluated.

- Prepare a report that describes the analysis and presents the results of the modeling. The report will also identify specific design features of the project that serve to reduce GHG emissions.

Air Quality – RECON will document existing conditions and calculate the project's contribution to localized and regional air quality concerns. Criteria pollutants from project construction as well as traffic on area roadways will be analyzed. The following tasks will be performed to address air quality:

- Determine the existing air quality conditions in the air basin based on data available from the California Air Resources Board for nearby monitoring stations. We will review the federal, state, and local standards and regulatory review requirements.

- Calculate expected emissions for carbon monoxide, nitrogen oxides, and other criteria pollutants using standard emission factors. These emission factors will be based on results of emission models such as the EMFAC2007 computer model, the URBEMIS computer model, and the AP-42 emission factors developed by the U.S. Environmental Protection Agency. Emissions will be estimated for the construction and operation of the proposed project. The significance of any air quality impacts will be assessed and control strategies identified.

- The proposed project would generate approximately 8,500 daily vehicle trips. These trips would be added to the already congested intersection of State Route 78 (SR-78) and Broadway, and has the potential to result in a carbon monoxide hotspot. Using traffic data contained in the project traffic report, we complete a carbon monoxide "Hot Spot" model for this intersection using CALINE or other appropriate computer models.

- Prepare an air quality technical report that describes existing conditions, air quality standards, the analysis methodology, and the results of the analysis. The report will also identify appropriate mitigation measures as required.

Noise

Single- and multi-family residences are located immediately adjacent to the western project boundary and Lincoln Elementary School is located to the north. Potential noise impacts to these adjacent sensitive receptors would be related to traffic as well as activities associated with the loading dock/delivery area located between the grocery space and the residences, the drive-through located at the proposed restaurant pad, and mechanical ventilation equipment associated with the grocery space and the restaurant. Noise levels will be assessed in accordance with the standards established in the City of Escondido. The following scope of work will be performed to address potential noise impacts of the project:

- Obtain project information from the client including construction schedules, project operations characteristics, and traffic data. Project trip generation will be taken from the traffic report. Construction equipment types and quantities, duration of construction, and demolition and earthwork quantities used to calculate construction emissions will be based on information provided by the client.

- Measure existing noise levels at up to three locations at, and adjacent to, the project site. Measurement locations will be selected to provide an understanding of the variability of noise levels on, and in the vicinity of, the project site.

- Estimate future vehicular traffic noise levels. The traffic noise study will analyze noise caused by existing and future traffic on Lincoln Parkway and Broadway and, as appropriate, will consider potential impacts to off-site receivers. For offsite receivers the analysis will evaluate the change in noise conditions adjacent to roadways affected by project related traffic. The results of the model will be expressed in community noise equivalent levels (CNEL).

- Conduct an analysis of construction activities to assess noise levels at adjacent sensitive receptors, based on standard equipment types and operations.

- Prepare an analysis of the potential for on-site noise generators to impact adjacent properties. The potential on-site noise sources include the grocery space loading dock and delivery area, the restaurant drive-through, and mechanical equipment. Source noise levels for identified equipment will be obtained from existing RECON data.

- Determine appropriate mitigation measures for identified potentially significant impacts. The analysis will calculate the necessary barrier heights, operational restrictions, window and door requirements, or other mitigation options to reduce noise levels to standards set by the City.

- Prepare a noise technical report that describes the study methods and results outlined above and specifies any noise mitigation measures that may be needed.

Deliverables:

- Draft GHG Report
- Draft Air Quality Technical Report.
- Draft Noise Technical Report.

Schedule: Within 20 working days (4 weeks), or sooner, after receipt of the final approved traffic and circulation technical study and site plans.

Visual Simulations (KTU+A)

Consulting team member KTU+A will prepare up to three (3) visual simulations to illustrate the visual effects of the project from key locations. These simulations will be used to support the discussion of impacts associated with public viewsheds and the design and orientation of the project in relation to existing uses and views. Tasks identified for preparation of the visual simulations are identified below:

- Acquire aerials from existing sources and register within a project area base map file in GIS.
- Acquire and review proposed plans and project improvements.
- Incorporate project plans into a topographic map of the area and identify a study limit. Typically, a one-mile limit will be set within the computer viewshed model.
- Based on CAD/3D architectural files provided by the applicant, extrude proposed project improvements into a third dimension and run an inverse view model.
- Identify the viewshed limits of the project site based on the model, as well as a composite for all possible project elements.
- Based on site work, verify the limits of the viewshed. Unique visual resources, including view corridors, will be noted and photographed.
- Review candidate key views with the project team and City of Escondido (via conference call) to reach consensus on three key views for visual simulations.
- Prepare a technical memo to document this decision process.
- Export model elements from ESRI Arcscene and Visibility Tools (Spatial Analyst and 3D Analyst) into SketchUp. Extrude and/or replace the elements with more detailed models of the proposed project improvements. The key view coordinates will be used to set up a static export of the computer model. This export will be imported into a layering scheme within Photoshop. Detail, shading, and interceding elements will be added.
- Produce three simulations and one round of revisions based on City of Escondido review.
- Provide final digital files of the completed visual simulations.

Deliverable:

- Up to three (3) simulations representing future views of the project

Schedule: Within 15 working days (or three [3] weeks), or sooner, after authorization to proceed and receipt of digital files for site design.

2.3 Draft EIR

RECON will prepare a Draft EIR for the Centerpointe 78 Commercial Center project. The applicant-provided technical studies, RECON-prepared technical studies, and other secondary source information will be used to prepare the impact analysis. The EIR will comply with the criteria, standards, and procedures of the California Environmental Quality Act of 1970 (Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Admin Code Section 15000et seq.) as amended, and the regulations, requirements, and procedures of the City of Escondido.

Two (2) screencheck shall be provided to city staff for review. In addition to the Executive Summary, Introduction, Environmental Setting, Project Description, Effects Found not to be Significant and Other CEQA Concerns, Alternatives, Persons and Agencies Contacted, References and Preparers, and Appendices, the tasks associated with each of the anticipated EIR issues are presented below. For each EIR issue, appropriate graphics will be used to illustrate project features and help the reader better understand the impacts. Each EIR issue will be presented in terms of the existing condition, significance threshold, impacts, significance of impacts, and mitigation. Specific issues to be included in the Draft EIR include:

Traffic Circulation

This section of the EIR will be based on the traffic study prepared RK Engineering, reviewed by LLG, and approved by the City. The EIR will summarize the projected short-term and long-term impacts at project area street segments and intersections. The EIR section will also discuss access to the shopping center, public transportation, bike and pedestrian traffic, construction traffic, and parking. Direct and cumulative impacts will be summarized and mitigation measures will be identified based on the traffic study

Greenhouse Gas Emissions/Air Quality

The global climate change section of the EIR will be based upon the greenhouse gas emissions technical study conducted by RECON. A discussion of the project's effects on greenhouse gas emissions will include an overview of the issue and current legislation and policies/programs to address the issue, a calculation of the estimated emissions and a discussion of project features as they relate to the reduction of greenhouse gas emissions. The significance criteria, conclusions, and recommended mitigation measures will be addressed.

The discussion of air quality impacts will include a discussion of the construction and operational aspects of the project, including the potential for short-term construction emissions and long-term impacts from increased traffic. It will evaluate conformance with state and federal criteria pollutant standards. The criteria for determining significance of potential air quality impacts as well as appropriate mitigation measures to avoid or reduce those impacts will be identified.

Noise

The noise section of the EIR will be based on the RECON noise analysis. Existing and future noise conditions and sensitive receptors (i.e., adjacent residents and school) within the project area will be addressed. Primary noise sources are anticipated to be increased traffic along area roadways and noise generated from the loading areas, parking areas, and truck ingress and egress. The potential for the project to be subject to noise influences and to create increased noise due to construction and operations will be also be presented in the EIR and mitigation measures will be identified.

Aesthetics/Visual Quality

The Aesthetics/Visual Quality section will include a description of the built and natural visual resources, and will focus on the community character of the project area and conformance with policies in the General Plan. RECON will describe the visibility of the site from public views, including SR-78, Broadway, and the existing residential neighborhood to the west. The discussion of aesthetic impacts will be based on the architectural elevations and landscape concept provided by the applicant along with the visual simulations performed by KTU+A.

The visual issues to be evaluated include: (1) obstruction of a view corridor, removal of a view point or negative changes to the viewing scene, (2) visibility of structures, site improvements or grading from public spaces, public right-of-ways and private property, (3) deterioration of visual quality in the project area, particularly since this area has been designated as a City gateway, (4) aesthetics of each of the project's proposed visually prominent elements, (5) compatibility of proposed improvements with surrounding development, and (6) quantity and probable sensitivity of potential viewer groups. The extent to which the proposed project represents a significant change in the nature of the visual setting of the area and the extent to which it is compatible with neighboring uses will be analyzed in this section of the EIR. The criteria for determining significance of potential visual impacts as well as methods of reducing or eliminating those impacts will be identified. Up to three visual simulations prepared by KTU+A will be incorporated as appropriate to augment the discussion.

Land Use and Planning

The land use and planning section of the EIR will include consideration of the compatibility with existing and planned land uses and consistency with applicable policies in the 2012 General Plan related to Opportunity Areas and Commercial Land Use. The analysis in this section of the EIR would include:

- Mapping and aerial photographs that clearly depict existing land uses surrounding the site. A detailed discussion will be provided regarding the current state of the site and surrounding land uses.
- The compatibility of the proposed project will be described regarding the interface of project with the nearby residential, school, and commercial land uses and roadways. The land use compatibility discussion will incorporate the noise, aesthetics, lighting, air quality, and traffic analyses completed for the project.
- Consistency analysis between the proposed project and the General Plan and Zoning Ordinance.

Hazards/Hazardous Materials

This section of the EIR will be based on the Phase II Site Assessment as reviewed by Ninyo & Moore, and approved by the City.

Hydrology/Water Quality

This section of the EIR will be based on the findings and recommended measures presented in the hydraulic analysis and water quality study provided by the applicant. Based on the technical study, RECON will summarize potential impacts and recommended mitigation measures consistent with current City regulations.

Cumulative Impacts

RECON will work with the City to develop an appropriate study area for each issue area, as well a list of projects to be considered. Using this framework, RECON will analyze combined environmental effects related to each issue area in a separate chapter of the EIR.

Alternatives

RECON will work with City staff to determine the appropriate list and scope of alternatives intended to reduce any identified environmental impact. Sufficient analysis would be completed in order to provide a comparison of the significant impacts which could result from the proposed site plan and how they might be avoided through the alternative. The alternatives will be compared and an environmentally superior alternative will be identified.

Mitigation Monitoring and Reporting Program

RECON will prepare a mitigation monitoring and reporting program (MMRP). The MMRP will contain a list of the mitigation measures and monitoring programs required for each aspect of the project and will be presented in a table format. The MMRP will be written in sufficient detail to address impacts. RECON will consult with City staff during the preparation of the MMRP in order to reference appropriate implementing permits and include monitoring team qualifications, specific monitoring activities, reporting system and criteria for evaluating the success of the mitigation measures.

Final EIR

Following the release of the Draft EIR for public review, RECON will prepare the Final EIR. The Final EIR will consist of response to comments received during public review, any modifications to the Draft EIR in response to the public review comments MMRP, and Findings/Statement of Overriding Considerations as required. A summary of these Final EIR tasks is presented below.

Responses to Public Comments

Following public review of the Draft EIR, RECON, in conjunction with City staff, will prepare responses for up to 15 comment letters or 25 unique individual comments. This task will include preparation of draft responses to comments for review by City staff, revisions to the draft responses and preparation of a final version of the responses to comments. Two screenchecks of the responses to comments will be provided for City review. Based on changes necessitated by public comments, RECON will perform minor revisions to the Draft EIR as part of the Errata and produce the Final EIR. Should additional comments be received or additional technical analysis be required to respond to those comments, that will be completed as an additional effort under a separate authorization.

CEQA Findings

RECON will prepare draft of the CEQA Findings and if necessary, Statement of Overriding Considerations. A final draft of the Findings/Considerations will be included as part of the Final EIR. Information needed to support the Findings/Statement of Overriding Considerations will be provided by the client and the agency.

Deliverables

1st Screencheck Draft EIR

Five (5) printed copies of the 1st Screencheck Draft EIR

Schedule: Within six (6) weeks of receipt of notice to proceed, digital site development plans and technical studies prepared by the applicant.

2nd Screencheck Draft EIR

Five (5) printed copies of the 2nd Screencheck Draft EIR (including appendices and exhibits) which incorporate staff recommendations and revisions

Schedule: Within eleven (11) weeks of receipt of notice to proceed, digital site development plans and technical studies prepared by the applicant.

Public Review Draft EIR

Twenty-five (25) copies of the Public Review Draft EIR.

Twenty-five (25) CDs of the Public Review Draft EIR.

One (1) CD of the entire EIR indexed by section for uploading to the City website.

Schedule: Within eighteen (18) weeks following receipt of notice to proceed, digital site development plans and technical studies prepared by the applicant.

Public Review Technical Appendices

Fifteen (15) hard copies of the technical appendices.

Fifteen (15) CDs of the technical appendices.

Schedule: Within eighteen (18) weeks following receipt of notice to proceed, digital site development plans and technical studies prepared by the applicant.

MMRP/Findings and Response to Comments

Five (5) printed copies of the first draft of the MMRP and Findings/Statement of Overriding Considerations as required.

Schedule: Within twenty-five (25) weeks following receipt of notice to proceed, digital site development plans and technical studies prepared by the applicant.

Five (5) printed copies of the 1st screencheck Response to Comments.

Schedule: Within twenty-nine (29) weeks following receipt of notice to proceed, digital site development plans and technical studies prepared by the applicant.

Five (5) printed copies of the 2nd screencheck Response to Comments.

Schedule: Within thirty-four (34) weeks following receipt of notice to proceed, digital site development plans and technical studies prepared by the applicant.

Final EIR

Twenty (20) copies of the Final EIR.

Twenty (20) CDs of the Final EIR.

One (1) unbound reproducible copy of the Final EIR.

Fifteen (15) hard copies of amended technical appendices.

Fifteen (15) CDs of amended technical appendices.

One (1) CD of Findings of Fact and MMRP.

One (1) CD of the entire Final EIR indexed by section for uploading to the City website.

Certified Final EIR

Five (5) spiral bound copies of the Final EIR, including technical appendices, exhibits, MMRP, and Findings of Fact.

One (1) Master CD of the Final EIR from which copies can be made.

Schedule: Deliverables to be provided within 37 weeks from receipt of a notice to proceed, digital site development plans and technical studies prepared by the applicant.

Schedule

The schedule for completion of the EIR process for the Centerpointe 78 Commercial Center is shown below. This schedule shows the anticipated number of weeks to complete each of the EIR tasks and deliverables and assumes the traffic report is submitted to the City and available to RECON upon our initiation of work in order for RECON to submit a first draft of the EIR within 6 weeks and for public review to commence in 19 weeks. Provided RECON receives anticipated digital site design and applicant prepared technical studies, a Final EIR will be available for public hearing within 37 weeks

It is important to note that the time frame for preparing the Final EIR (Weeks 26-37) following the end of public review could be shortened if there are a limited number of comments received on the draft EIR. Both the time to prepare the draft responses to comments and time spent by City staff to review the responses could be shortened and reduce the overall time needed to complete the EIR.

Task	Timeframe
Authorized to Proceed	NA
Kick-off Meeting with City staff and Project Applicant	Week 1
RECON prepares 1st Screencheck EIR*	Weeks 1-6
City staff review of 1st Screencheck EIR	Weeks 7-9
Meet with City staff to review comments on 1st Screencheck	Week 9
RECON revise and submit 2nd draft EIR to City	Weeks 9-11
City review of 2nd draft EIR	Weeks12-14
RECON revise 2nd draft EIR and submit a public review draft to City	Weeks 15-16
City review of final changes to public review draft EIR	Weeks 16-17
RECON copy and distribute the draft EIR for public review	Week 18
Public review period for draft EIR (45 days)	Weeks 19-25
RECON prepare draft CEQA Findings and MMRP during public review	Weeks 19-25
RECON compile/review public review comment letters	Week 26
Meet with City to review comment letters	Week 26
RECON prepare and submit draft responses to comments to City staff	Weeks 27-29
City review of draft responses to comments	Weeks 30-32
RECON finalize the responses and submit final EIR revisions to staff	Weeks 33-34
City review and approve final EIR	Weeks 35-36
RECON copy and distribute final EIR for hearings/staff reports	Week 37
Total Time Estimate	**37 weeks**

*Assumes draft traffic analysis has been submitted to the City

Note: The revised schedule below assumes no additional changes to the scope of work or schedule for receipt of deliverables. If changes occur, delays to the schedule may result.

ATTACHMENT B

Bobbi Herdes

Donna Steel

Lee Sherwood

Lisa Lind

Dawna DeMars

Stephanie Whitmore

Lance Unverzagt

Bill Maddux

Jesse Fleming

Scott Gallic

Greg Kazmer

John Sherwood

Sharon Wright

Production

GIS Specialist

ESCONDIDO
City of Choice

CITY COUNCIL

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

Agenda Item No.: 6
Date: March 26, 2014

TO: Honorable Mayor and Members of City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: 2013 Annual Housing Element Report (Case No: PHG 13-0041)

RECOMMENDATION:

Authorize submittal of the attached 2013 Annual Housing Report on the City's progress on implementation of the 2013-2020 Housing Element of the General Plan, to the State Office of Planning and Research, the State Department of Housing and Community Development, and SANDAG.

FISCAL ANALYSIS:

None. Opportunities for State Housing and Smart Growth grants (SANDAG, transit-oriented development, etc.) rely upon each city's demonstration of its compliance with the Housing Element's objectives and deadlines.

GENERAL PLAN ANALYSIS:

The reporting requirements are consistent with the Housing Element of the General Plan.

BACKGROUND:

Government Code Section 65400 requires that each city submit an annual report on the status of its General Plan Housing Element and document the progress in its implementation of housing programs, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The City Council adopted a new Housing Element for the 2013-2020 reporting cycle on December 12, 2012. This staff report documents the first annual review of the current Housing Element, analyzing the housing activities of 2013.

In order to demonstrate compliance with the Housing Element, each city must report on the annual building activity of affordable units (Table A), the annual activity for units rehabilitated, preserved or acquired (Table A2), the annual activity of above-moderate income units (Table A3), the city's progress in meeting its Regional Housing Needs Allocation (RHNA) (Table B), and the city's progress in its implementation of the Housing Element programs during calendar year 2013 (Table C).

ANNUAL REPORT FINDINGS:

This Annual Report substantiates that the City is in compliance with State Housing Law, as detailed in the attached tables. Table A delineates that thirty-six affordable units were constructed in Escondido in 2013, including 35 in the Avocado Court development on the corner of El Norte Parkway and Broadway, and an additional affordable mobilehome in the Escondido Views Mobilehome Park. Construction began in 2012 on six new mobilehome units in the Escondido Views and Mountain Shadows mobilehome parks. Building permits were finaled on five of the units by the end of 2012 with the last completed in 2013. These units are affordable to homeowners earning no more than 120% of the average median income (AMI) and are included in the RHNA totals for either 2012 or 2013, although only one is deed-restricted as affordable in the long-term. Other Housing Element implementation items documented in Table C include adoption of the Emergency Shelter Overlay, the issuance of three first time homebuyer loans, and the continuation of the rental subsidy program for seniors and the disabled.

Respectfully Submitted,

Barbara J. Redlitz
Director of Community Development

Kristina Owens
Associate Planner

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

Jurisdiction City of Escondido

Reporting Period 1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
2400 W Valley Parkway	MH	O		1					RDA		0**
Avocado Court 215 E El Norte Pkwy	5+	R	7	28					HOME, RDA, NSP	35	
(9) Total **of Moderate and Above Moderate** from Table A3						108					
(10) Total by income Table A/A3 ▶			7	29		108	Total:	144			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

** Non-deed restricted units are counted toward RHNA as affordability is demonstrated by sales prices

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

Jurisdiction City of Escondido

Reporting Period 1/1/2013 - 12/31/2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**							
No. of Units Permitted for **Above Moderate**	2		85		21	108	

* Note: This field is voluntary ** Non-deed restricted SDUs are not counted toward RHNA

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

Jurisdiction City of Escondido

Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2013	2014	2015	2016	2017	2018	2019	2020		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	1,042	7									7	1,035
	Non-deed restricted												
Low	Deed Restricted	791	28									28	762
	Non-deed restricted		1									1	
Moderate	Deed Restricted	733											733
	Non-deed restricted												
Above Moderate		1,609	108									108	1,501
Total RHNA by COG. Enter allocation number:		4,175	144									144	4,031
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

*Non deed restricted SDU units are not counted toward RHNA

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

Jurisdiction City of Escondido
Reporting Period 1/1/13-12/31/13

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers.		
Name of Program:	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation as of 12-31-13**
1.1: Project Development Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.	**Anticipated impact: Increased supply of rental units for extremely low, very low-income and low-income residents** **300 units**	Ongoing	An RFP was sent out in May, 2010 for affordable housing developers. Community HousingWorks developed an affordable rental project on an infill site in 2013. The development resulted in 35 affordable units (7 VL, 28 L) + 1 manager's unit. The affordable units included 28 low-income and 7 very low income units. **35** units total
1.2: Lot Consolidation Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments	**Anticipated impact: Facilitate development as envisioned in the General Plan.**	Ongoing	A ministerial process is utilized for basic lot consolidation. The Avocado Court project, producing 35 affordable units, was the result of the creative consolidation of five infill parcels to form one development.
1.3 Infill New Construction Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The City also encourages recycling and revitalizing of sites for a variety of housing types and income levels.	**Anticipated impact: New housing opportunities for homeownership and rental for low- and moderate-income households.**	Ongoing	An RFP was sent out in May, 2010 for affordable housing developers. Community HousingWorks developed an affordable rental project on an infill site in 2013. The development resulted in 35 affordable units + 1 manager's unit. The affordable units included 28 low-income and 7 very low income units.
1.4 City-owned Sites Facilitate the redevelopment/development of affordable housing on City-owned sites	**Anticipated impact: Sites for affordable housing.** Use City-ownership as a potential inducement for rehabilitation of more affordable housing	Ongoing	The Housing Division, the Public Works Department and the City's Real Property Agent continue to review properties when they become available as potential sites for redevelopment.

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-13
1.5 Density Bonus Amend Density Bonus Ordinance to be consistent with State law	**Anticipated impact: Additional housing opportunities for low- and moderate-income households.**	0-3 years from HE adoption	Staff is currently working on an amendment to the Zoning Code to modify the Density Bonus provisions so they are in conformance with State law. It is anticipated that the City Council will review the changes in mid-2014.
2.1 Housing Rehabilitation: Renter Occupied Continue to explore potential rental rehabilitation programs	**Anticipated impact: Increase rental rehabilitation for lower income households (25 units).**	Ongoing	Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program.
2.2 Acquisition/Rehabilitation Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities	**Anticipated impact: Additional affordable housing opportunities for lower income households. (200 Units)**	Ongoing	City staff continues to research and meet with developers interested in acquisition and rehabilitation, including partnership opportunities with qualified non-profit developers. Recycling of existing, dilapidated structures continues to be a priority.
2.3 Focus on Neighborhoods Collaborate with departments to channel resources and efforts into improvement of neighborhoods, including code enforcement, housing rehabilitation and capital improvements.	**Anticipated impact: The concentration of City resources to one neighborhood and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. (Low- and moderate-income categories).** Continue collaborative efforts through funding resources, policies and community outreach.	Ongoing	Project NEAT was started in 2010 to assist residents in solving their own neighborhood problems at a neighborhood (rather than Code Enforcement) level, such as maintenance, graffiti, minor repairs and trash. This effort utilizes Community Development Block Grant (CDBG) funding. The joint efforts to combine resources in targeted neighborhoods, including CDBG funding, grants, and outside financing, will continue, including coordinating the Escondido Creek Master Plan and public improvements with proposed affordable developments. In November 2013 the City Council approved the 2013-2014 City Council I Action Plan, which includes a Neighborhood Improvement element. This element includes strategies for improving aging neighborhoods, improving City appearance and expanding collaboration with neighborhood groups.

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-12
2.4 Preservation of at-Risk Housing Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market-rate housing	**Anticipated impact: Continued affordability of subsidized housing developments.** If owner wishes to sell, contact potential buyers who would want to extend affordability and, if unsuccessful, follow-up with Section 8 and relocation potential	Ongoing	The City will continue to monitor at-risk units, particularly those specifically identified in the Housing Element. In 2013, the Housing Division worked with the owners of Sonoma Court, 60 affordable units at risk after 2023, to preserve and extend affordability covenants while ensuring funding for necessary improvements. The city allowed the partnership to re-syndicate, which will allow the new partnership to apply for 4% tax credits to extend the affordability periods of the City and TCAC for 55 years.
3.1: First-Time Homebuyer/Home Entry Loan Program (HELP) Provide low-interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or $25,000	**Anticipated impact: Increased homeownership opportunities for lower income households (150 units).**	Ongoing	3 HELP loans funded during 2013 Annual lender training is provided as needed.
3.2 First-Time Homebuyer/Mortgage Credit Certificates Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.	**Anticipated impact: Additional homeownership opportunities for low- and moderate-income households (20 households).**	Ongoing	1 MCC was issued to a lower income household during 2013

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-12
3.3 Rental Subsidy Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.	Collaborate with HUD toward the provision of Section 8 Rental Subsidy to households earning 50% or less of the median income Provide rental subsidy to low-income seniors and persons with disabilities in mobilehomes parks and apartments **Anticipated impact: Rental Assistance for very low-income households, 1,200 households, with Housing Choice Vouchers.** **110 very low income senior/disabled households for rent subsidies**	Ongoing	Ongoing. During 2013, a **monthly average of 1,313** households were assisted with Section 8 Rental Subsidy. An additional 4,657 are on the wait list in Escondido. During 2013, an **average of 52** senior households (or persons with a disability) in mobilehome parks and another **56** in apartments were receiving a monthly rental subsidy while waiting for HUD Section 8 eligibility. Eligibility for the program was tightened in 2012 due to the loss of redevelopment funds. Continuation of the program in the future is uncertain.
3.4 Mobilehome Park Conversion Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership	**Anticipated impact: Continued mobilehome resident ownership opportunities for lower income residents.** Continue to work with City policies and procedures to assist in conversion	Ongoing	The City continues to provide technical assistance to mobilehome parks considering conversions. Most recently, Sundance Mobilehome Park, went through the conversion process, but remains a rental park. The City also manages remaining city-owned spaces in Escondido Views (5 lots) and Mountain Shadows (29 lots).
3.5 Mobilehome Rent Review Rent review via the Rent Review Board of applications or increases in mobilehome parks	**Anticipated impact: Stabilized rents for mobilehome residents, many of whom are lower income.**	Ongoing	During 2013, **ten** rent review hearings were held, including 2 long-form and 8 short-form applications. Monthly increases for short form applications ranged from $2.84 for a one-year increase to $18.11 for two years. Monthly long-form increases were $124.37 and $241.40 (to be implemented over three years).

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-12
3.6: Fair Housing Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities	**Anticipated impact: Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords tenants**	Ongoing	In 2013 the City continued to contract with North County Lifeline to provide fair housing services for counseling and mediation in landlord/tenant disputes. Services include bilingual assistance. City staff continues to disperse information, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address potential regional impediments.
4.1 Emergency Shelters Amend the Zoning Code to permit emergency shelters by right, consistent with State law.	**Anticipated impact: Provision of shelter for families/individuals with special needs. Consistency with state law.**	Within one year of Housing Element adoption	On October 23, 2013, the City Council approved an amendment to the Escondido Zoning Code to allow emergency shelters by right in a 74-acre overlay in the M-1 (Light Industrial) zone. The City is now in compliance with State law.
4.2:Transitional/Supportive Housing Amend the Zoning Code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.	**Anticipated impact: Increased housing opportunities for special needs persons.**	0-3 years from HE adoption	An amendment to the Zoning code is currently underway to define transitional and supportive units as specified in State law, and to permit them where residential units are otherwise permitted. It is anticipated that the City Council will review the changes in mid-2014.
4.3: Senior Housing Ordinance Amend the Zoning Code to permit senior housing by right where housing is permitted.	**Anticipated impact: Increased housing opportunities for seniors**	0-3 years from HE adoption	An amendment to the Zoning Code is currently underway to permit senior housing by right where housing is permitted. It is anticipated that the City Council will review the changes in mid-2014.
4.4: Monitoring of Growth Management Measure Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.	**Anticipated impact: Increased public awareness of the City's housing needs and obligations under state law.**	Ongoing	The Housing Element shows that City's RHNA can be accommodated. In 2013 it does not appear that existence of Proposition "S" discouraged or prevented construction of affordable units. City will continue to monitor RHNA progress annually to determine whether growth management policies impact the city's ability to accommodate the affordable housing need.

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-12
5.1: Affordable Housing Financing Continue to pursue a variety of funding sources to support affordable housing in the community.	**Anticipated impact: Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.**	Ongoing	Staff continues to pursue opportunities to utilize additional funding sources for potential projects, including tax credits and grants.
5.2: Housing Information and Referral Update public information identifying the City's housing programs and provide opportunities to market those programs.	**Anticipated impact: More effective and targeted housing programs (especially for lower income households).**	Ongoing	Information was updated recently and is distributed via a variety of ways such as the web-site, brochures, mailers, referral cards and at City Hall. The city website was updated in late 2010 and updates to the website and brochures are ongoing as needed. Staff continues to seek additional ways to distribute information.

CONSTRAINTS The 2013-2020 Housing Element listed the following governmental constraints. The specific issue, page number, action and status are listed below.			
Issue	**Page #**	**Action**	**Status**
Land Use Controls Residential designations, specific plans, growth management controls, overlay zones/districts, and the density bonus ordinance	IV-67	Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.	General Plan comprehensive update was completed in 2012, including increasing densities with a new Urban V designation and introducing minimum floor densities. The Downtown Specific Plan was updated in 2013, including increasing residential densities (up to 100 du/ac) in the downtown core.
Residential Development Standards	IV-76	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Development standards and parcel requirements offer flexibility to encourage development. With the adoption of the density bonus and residential incentive ordinance more flexibility will be available. Escondido has one of the lowest parking requirements in north county, and some additional flexibility is built into the Zoning Code.
Provision for a Variety of Housing Opportunities	IV-80	A jurisdiction must encourage the development of a variety of housing types for all economic segments of the population.	The General Plan calls for establishing a minimum density for each district, to promote efficient use of land. The Escondido Zoning Code has provisions for SDUs, mobilehomes, multi-family dwellings, and residential care facilities. Also, SROs and farmworker housing. In 2013, the City approved a zoning overlay where emergency shelters are permitted by right, in accordance with state law. Similar code amendments will be completed in 2014 for transitional/supportive housing, and some clean-up language for senior housing. There are no other policies or regulations that constrain development of housing for persons with disabilities.
Development Conditions and Fees Fees and exactions to process permits and provide services and facilities can be a constraint to the development of housing due to the additional cost borne by developers.	IV-90	The City periodically reviews fees to ensure they reflect current impacts and necessary impacts.	Escondido's residential development fees have not been found to act as a constraint to the development of housing. They are comparable to those of other north county cities.

On- and Off-Site Improvements Existing infrastructure, development standards for new infrastructure, requirements for on-and off-site improvements.	IV-92	Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development.	Requirements will be reviewed as necessary.
Building Codes and Enforcement	IV-94	The 2010 California Building Code and 2010 Green Building Standards Code have been adopted	The City has no local ability to waive provisions of State building codes. However, there is an appeal process to challenge interpretations of the building code requirements.
Permits and Processing Times Certainty and consistency in permit processing procedures and reasonable processing times to ensure that developers are not discouraged.	IV-95	The existing design review and conditional use permit processes do not serve to constrain housing development.	The City continues to explore ways to streamline processing of applications and reduce fees for affordable, fair market and mixed use housing. Recently, the Design Review Board was consolidated into the Planning Commission in an effort to streamline processing.

Agenda Item No. 7
Date: March 26, 2014

ORDINANCE NO. 2014-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 1, CHAPTER 23 OF THE ESCONDIDO MUNICIPAL CODE TO ADD ANNUAL ENCROACHMENT PERMITS

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

SECTION 1. Article 1, Chapter 23 of the Escondido Municipal Code is hereby amended to read as follows:

Sec. 23-1. Notice to remove obstructions required; manner of notification.

If any street, alley or public ground in the City is or shall be encroached upon or obstructed by any fence, building or other obstruction placed therein, the City Engineer shall require the encroachment or obstruction to be removed therefrom within ten (10) days by giving oral or written notice to the person causing or owning the encroachment or obstruction if such person resides in the City; or by posting notices in three (3) public places in the City if the person does not reside in the City.

Sec. 23-2. Removal of obstructions by city; recovery of costs, expenses.

If the encroachment or obstruction referred to in section 23-1 is not removed or commenced to be removed, and the removal diligently prosecuted prior to the expiration of the ten (10) days from the service or posting of the notice, the City Engineer may remove the same at the expense of the owner or person causing or controlling it, and recover his costs and expenses incurred in an action for that purpose.

Sec. 23-3. Implements, machines on sidewalks.

(a) It shall be unlawful to place, keep or expose on a sidewalk in the City, for advertising or exhibition, any sharp or dangerous tool, implement or machine, or to have on any portion of the sidewalk for longer than six (6) hours any tool, implement or machine that may endanger the limbs or safety of any person using or passing along such sidewalk.

(b) The provisions of this section shall not apply to encroachments or obstructions duly authorized by competent authority.

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

ESCONDIDO
City of Choice

CITY COUNCIL

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

Agenda Item No.: 8
Date: March 26, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Loretta McKinney, Director of Library and Community Services
Jay Petrek, Assistant Planning Director

SUBJECT: El Caballo Park Conceptual Master Plan: Planning Case No. PHG 13-001

COMMUNITY SERVICES COMMISSION, PLANNING COMMISSION, STAFF RECOMMENDATION:

It is requested that Council accept the conceptual El Caballo Park Master Plan and provide staff direction regarding preparation of an environmental review required prior to formally adopting the Master Plan. The document is also on-line at:
http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ElCaballoPark/elcaballoparkmasterplan.pdf

FISCAL ANALYSIS:

Although the Master Plan is not proposed for adoption at this time, a cost estimate for constructing the facility is included totaling approximately $10,190,829. No funds have been allocated for preparing the environmental analysis. Full build-out of the Park can be accomplished in multiple phases after environmental review has been certified and the Master Plan formally adopted. If the City Council ultimately adopts the Master Plan, construction funding opportunities include private funds as well as Park Development Fees.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Neighborhood Improvement: to maintain recreational facilities, programs, and parks, resulting in a potential positive impact to economic development.

PREVIOUS ACTION:

On October 3, 2012, City Council approved $50,000 from the Park Development Fund to develop the El Caballo Park Master Plan. Wynn-Smith Landscape Architecture, Inc. was selected to prepare the Master Plan following a formal consultant interview and selection process. The Master Plan was reviewed by the Community Services Commission on January 23, 2014, and the Planning Commission on February 11, 2014, and was unanimously endorsed at both meetings.

BACKGROUND:

The proposed El Caballo Park site is owned by the City of Escondido Utilities Division and is located at 3410 Valley Center Road. Currently, the *Asociación de Charros de El Caballo Park* (formerly known as the *Asociación de Charros de Escondido*) has exclusively leased a portion of the site from the City to conduct horse training and horse riding shows since the 1980's. It is this tradition that motivated the direction for the master plan to accommodate equestrian-oriented activities with amenities designed for renting to organizations and individuals in a cost-recovery manner that minimizes municipal maintenance and operational expenses.

The Master Plan objectives include a Plan text with a detailed concept "site design" of the proposed El Caballo Park that integrates the existing Mayflower Dog Park, the Escondido Creek Trail and the Caballo Trail to establish a comprehensive design theme that unifies all of these recreational facilities.

COMMUNITY SERVICES COMMISSION

The Community Services Commission reviewed and overwhelmingly endorsed the proposed Master Plan on January 23, 2014. The Commission appreciated the consultant's extensive efforts involving the community and incorporating features into the Master Plan that were identified through the public outreach process. In addition, the Commission endorsed the extensive use of native, water-wise low maintenance landscaping. Commissioner Pitcher commented that the facilities for overnight stays would be popular. Commissioner Bologna supported the revenue-generating components of the Plan and recommended that the City move forward with developing the Park. Six members of the public spoke, all endorsing the proposed Plan. Compliments were extended to staff and to the consultant for the extensive community involvement included in the Plan's preparation. A representative of the *El Caballo Park Conservancy* commented that their organization desired to raise funds for the Park's construction. Members of the *Asociación de Charros de El Caballo Park* commented that the Park would provide a unique opportunity to unify the community and that the equestrian focus would foster a more vibrant equestrian community in Escondido.

PLANNING COMMISSION

The Planning Commission reviewed and unanimously endorsed the Master Plan on February 11, 2014. Commission discussion included clarification of the overflow parking in connection with Dog Park as well as the conceptual plans for landscaping Escondido Creek. Commissioner Johns asked if revenue-generating events were being proposed for weekends and expressed concern with events occurring and conflicting parking for patrons of the Dog Park. Commissioner McQuead and Mr. Smith discussed the proposed shade structures for the picnic area. In addition to several other statements and questions by the Planning Commissioners (all of which can be read in the attached Minutes of the Meeting), four community members spoke in favor of the Master Plan.

ENVIRONMENTAL REVIEW

No environmental review has been prepared for this project. The Draft Master Plan Report will be refined to incorporate amendments from the City Council. Environmental analysis will be conducted upon direction from the City Council, after which the document may be formally adopted allowing for construction to commence. It should be noted that no funding was provided for preparing the environmental analysis.

NEXT STEPS IN THE PROCESS

It is requested that Council consider the presentation of the El Caballo Park Draft Master Plan, provide comments and suggestions to refine the Plan, and approve the Master Plan in concept. Council may direct staff to perform the environmental review, after which the Plan may be formally adopted allowing for construction to commence in the future.

Respectfully submitted,

Loretta McKinney
Director of Library and Community Services

Jay Petrek
Assistant Planning Director

ESCONDIDO
City of Choice

PLANNING COMMISSION

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

CASE NUMBER: PHG 13-0011

APPLICANT: City of Escondido

LOCATION: The site is primarily located on the western side of Escondido Creek and 'Save a Life Drive,' south of the Escondido Humane Society and north of Beven Drive, addressed as 3410 Valley Center Road. A secondary parking lot to serve the facility and adjacent Mayflower Dog Park is located on the eastern side of Escondido Creek.

TYPE OF PROJECT: El Caballo Park Master Plan Report

PROJECT DESCRIPTION:
A Draft Master Plan Report (master plan) for the future development of a new 10.5-acre park site (see *'Draft El Caballo Park Master Plan Report'* under separate cover). The proposed master plan includes equestrian arenas, pens and corrals, a community hall with caretaker's apartment, rest room facilities, a passive open play area, shade structures, picnic tables, a bicycle and equestrian trail accessing Escondido Creek and Daley Ranch. Included in the plan is an opportunity for fourteen (14) recreational utility 'hook-ups' (sewer / water / electrical) for lease to park users involved in overnight events. The Draft Master Plan Report is on line at: http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ElCaballoPark/elcaballoparkmasterplan.pdf

Parking would be provided in two areas. Approximately 40 standard vehicle and 14 equestrian trailer spaces are proposed on the western side of Escondido Creek adjacent to the park. A second parking lot involving approximately 80 standard vehicle spaces and 6 equestrian trailer spaces are proposed north of Beven Drive, on the eastern side of Escondido Creek with a new pedestrian bridge crossing to access the park. The master plan proposes 'western/hacienda' architectural, fencing, signage, landscaping, colors and materials intended to be incorporated with Mayflower Dog Park and Hidden Valley Obedience Club (adjacent to the proposed El Caballo Park site) in order to establish a comprehensively designed recreational area.

STAFF RECOMMENDATION: Review and provide comments for City Council consideration

GENERAL PLAN DESIGNATION: Northeast Gateway Specific Plan Area #5 (Planning Area #5)

ZONING: Specific Plan

BACKGROUND/SUMMARY OF ISSUES:
The site is owned by the City of Escondido Utilities Division. The Asociacion de Charros de Escondido (Charros Association) has exclusively leased a portion of the site from the City to conduct horse training, horse riding and shows, and cultural activities, including the construction of related facilities, since the 1980s. The City Council directed staff to design a master park plan for the property in October 2012 that accommodates equestrian-oriented activities with amenities designed for renting to organizations and individuals in a cost-recovery manner that minimizes municipal maintenance and operational expenses.

Residents and members of the Charros Association have formed the *El Caballo Park Conservancy*, a non-profit organization aimed at preserving the natural beauty of the area and incorporating unique facilities and services in El Caballo Park that benefit the community (www.elcaballoparkorg.blogspot.com). Staff contracted with Wynn-Smith Landscape Architecture, Inc. to prepare the master plan. A series of community meetings were conducted to solicit public input in the plan's preparation (see Master Plan pages 61-73).

No environmental review has been prepared for this project. The Draft Master Plan Report will be refined to incorporate amendments from the Community Services Commission, Planning Commission and City Council. Environmental analysis will be conducted upon direction from the City Council, after which the document may be formally adopted allowing for construction to commence.

COMMUNITY SERVICES COMMENTS:
The Community Services Commission reviewed and overwhelmingly endorsed the proposed master plan on January 23, 2014 (see attached staff report). The Commission appreciated the consultant's extensive efforts involving the community and incorporating features into the master plan that were identified through the public outreach process. In addition the Commission endorsed the extensive use of native, water-wise low maintenance landscaping. Commissioner Pitcher commented that the facilities for overnight stays would be popular. Commissioner Balogna supported the revenue-generating components of the plan and recommended that the City should move forward with developing the park.

Six members of the public spoke, all endorsing the proposed plan. Compliments were extended to staff and the consultant for the extensive community involvement included in the plan's preparation. A representative of the El Caballo Park Conservancy commented that their organization desired to raise funds for the park's construction. Members of the Charros Association commented that the park would provide a unique opportunity to unify the community and that the equestrian focus would foster a more vibrant equestrian community in Escondido.

Staff feels that the issues are:

1. Whether the site is suitable for the development of a park.
2. Whether the Draft Master Plan Report achieves the direction and vision established for El Caballo Park.

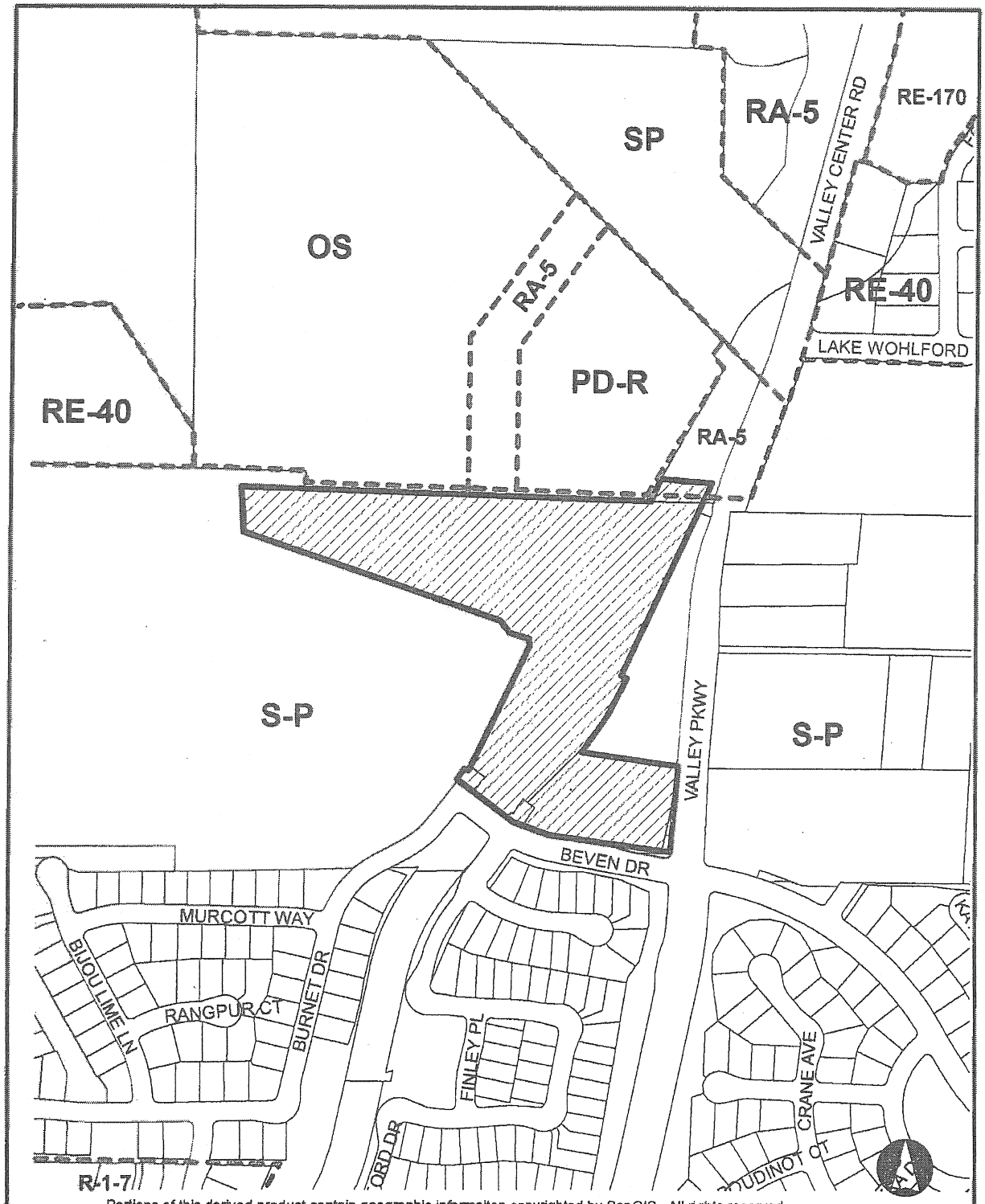
REASONS FOR STAFF RECOMMENDATION:

1. The proposed El Caballo Park site is a 'gateway' to the Daley Ranch Open Space Preserve and bisected by Escondido Creek with trails providing direct connections. The property is suitable for development of an equestrian-themed park because of the historical use of the site for equestrian activities and the trailhead to the Daley Ranch *Caballo Trail* that is a primarily access for equestrians. Adequate vehicle parking will be provided that serves the park as well as adjacent recreational uses. Portions of the park not in use can be secured from use, visibility into the site from adjacent public streets will enhance security, and the location is convenient to the residential users of park facilities.

2. The proposed master plan incorporates existing features constructed by the Charros Association and additional features that will expand equestrian activities. The proposed park will accommodate multiple users and venues including dog shows, western-style rodeos, English-style horse riding, 4-H farm animal events, picnicking, informal play areas, and community events. A western/hacienda design theme integrates with the 'early California' development standards outlined in the Northeast Gateway Specific Plan for the area. Development of a master plan for El Caballo Park is timely in that it will solidify community vision for appropriate development and recreational uses of the park, and guide the City's plans for future civic investment.

Respectfully submitted,

Jay Petrek
Principal Planner


SP
RA-5
RE-170
VALLEY CENTER RD
OS
RA-5
RE-40
LAKE WOHLFORD
PD-R
RE-40
RA-5
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VALLEY PKWY
BEVEN DR
MURCOTT WAY
BIJOU LIME LN
RANGPUR CT
BURNET DR
FINLEY PL
ORD DR
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PROPOSED PROJECT
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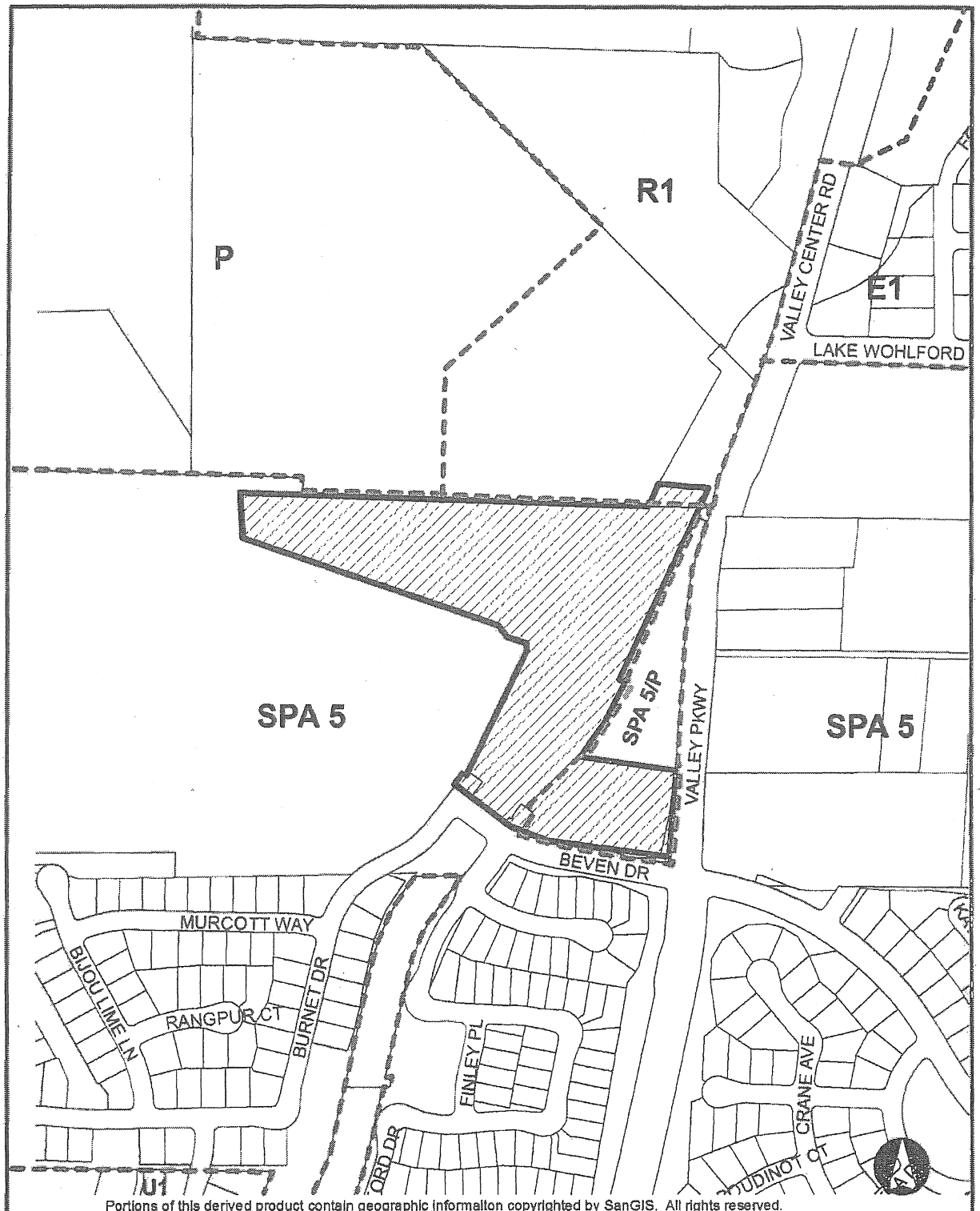
LOCATION/ZONING



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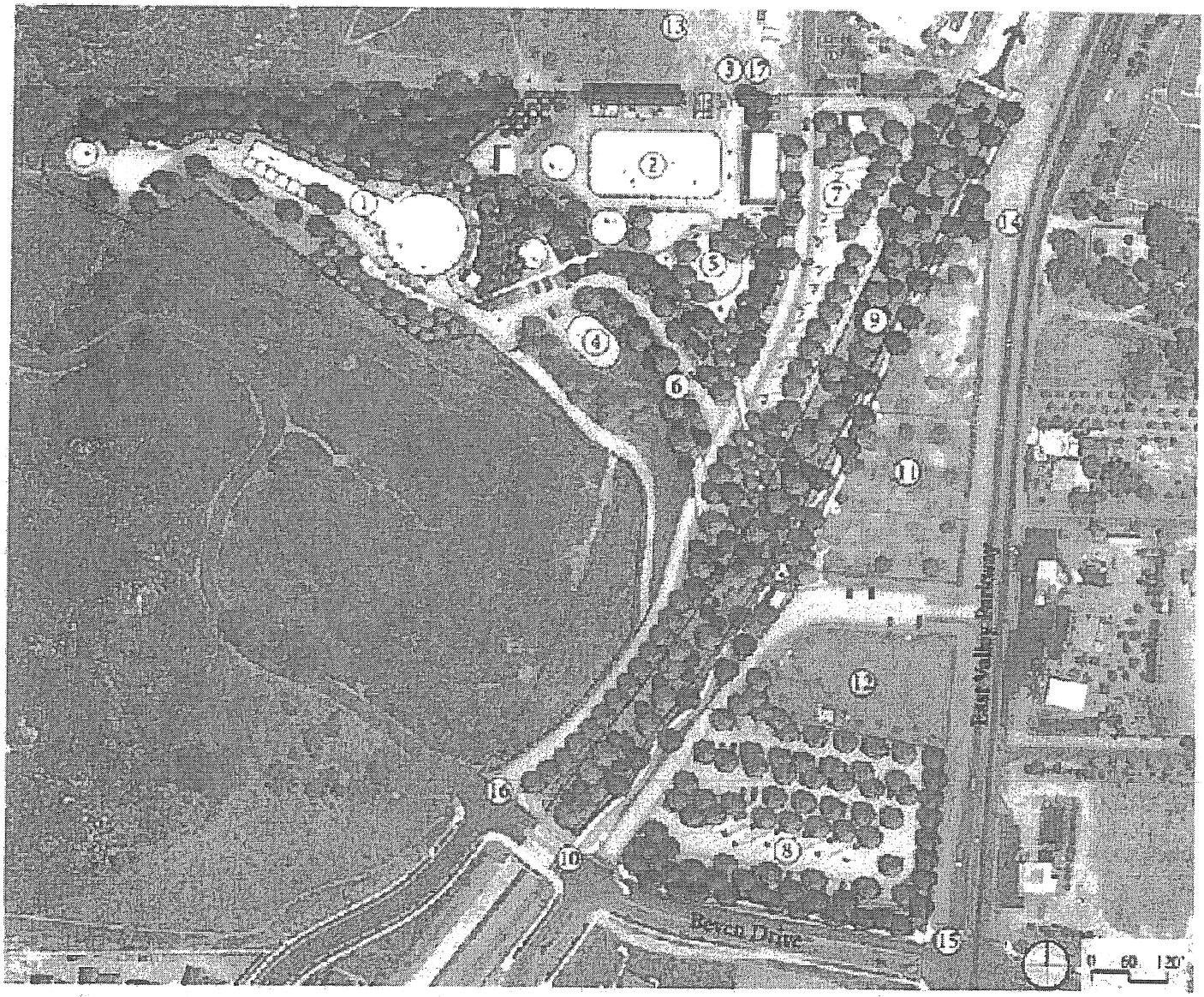
PROPOSED PROJECT
PHG 13-0011

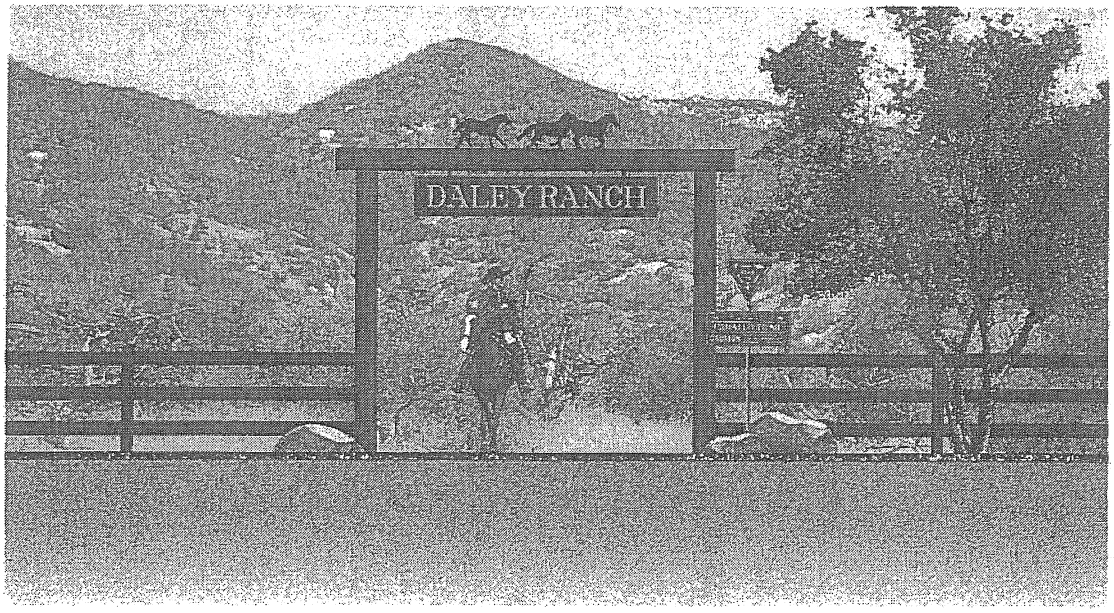
GP
GENERAL PLAN

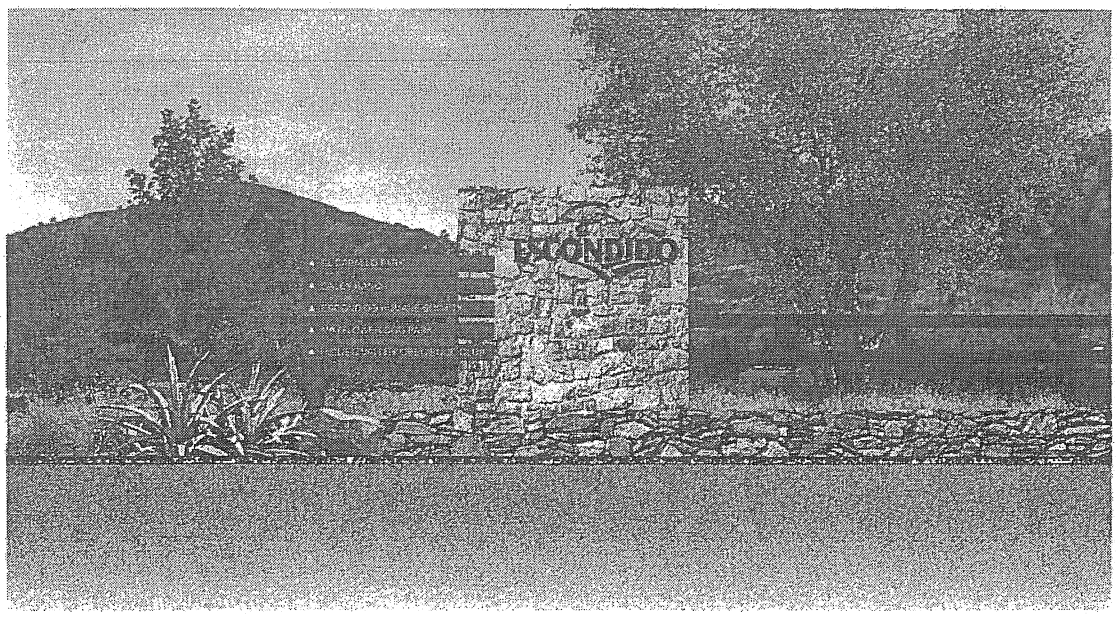


Master Plan Features Legend

1. Improved Existing Arena
2. Lower Equestrian Area Development
3. Connection to Caballo Trail and Daley Ranch
4. Therapeutic Riding Arena
5. Common Gathering and Picnic Areas
6. Tributary Creek
7. Horse Trailer Parking
8. Overflow Parking
9. Improved Escondido Creek
10. Connection to Escondido Creek Trail
11. Mayflower Dog Park
12. Hidden Valley Obedience Club
13. Therapeutic Riding Trail
14. Monument Sign 1
15. Monument Sign 2
16. Monument Sign 3
17. Monument Sign 4

PROPOSED SITE PLAN





PROPOSED TRAILHEAD AND MONUMENT SIGNAGE

ANALYSIS

A. SURROUNDING ZONING / LAND USE COMPATIBILITY/

NORTH - OS (Open Space), R-A-5 (Residential Agriculture; 5 acre lots), PD-R (Planned Development Residential) / Daley Ranch Open Space Preserve and Escondido Humane Society Headquarters

SOUTH - SP (Northeast Gateway Specific Plan) / Escondido Municipal Water Treatment Facility

EAST - SP (Northeast Gateway Specific Plan) Escondido Creek, Mayflower Off-leash Dog Park

WEST - OS (Open Space) / Daley Ranch Open Space Preserve.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.

2. Effect on Fire Service – Development of the site would contribute incremental increases in demand for fire services. The Escondido Fire Department has indicated their ability to adequately serve the proposed project. The area currently is served by Fire Station No 2, located at 421 N. Midway.

3. Traffic – Access to the site is from Valley Parkway and Beven Road (signalized intersection). Save-A-Life Drive is an easement driveway that provides joint access to the Humane Society facility and park site. The existing streets will accommodate the proposed park without additional improvements.

4. Utilities – Water mains with sufficient capacity to serve the project are available within the adjoining street or easements. A utility inventory is provided on Figure 81 of the document. On-site septic facilities would service the proposed restroom facilities. Muck storage and trash facilities are covered and accessible for pick-up and maintenance, which are depicted on Figure 46.

5. Drainage – The site is not located within a 100-year Flood Zone as indicated on current FEMA maps. The topography is relatively level and ranges from 750 feet in the west to 700 feet in the eastern portion of the property. A natural canyon extends west of the site and drainage flows through the park in a partially improved and artificial swale connecting Escondido Creek which would be re-contoured and vegetated in a natural condition as part of the water quality improvements and incorporated into a children's interpretative play/learning area. The master plan includes a conceptual design for modifying Escondido Creek with landscaping, however hydraulic analysis is required to implement this proposal. The project will not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. No environmental review has been conducted. Comments from the Community Services Commission, Planning Commission and City Council will be incorporated into the master plan. Environmental review (Negative Declaration) will be prepared upon City Council direction after which formal approval may be granted and construction could commence.

3. The project is not anticipated to impact fish and wildlife resources. Natural vegetation will be incorporated into the site that will be compatible with habitat located on the Daley Ranch Open Space Preserve.

2. In staff's opinion, no significant issues are anticipated.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the site is Specific Plan and the adopted text for this area identifies the site as 'modified open space' for park development. The General Plan commitment to providing adequate park and recreation facilities is set forth in the Parks and Recreation Policies of the Community Health and Services Element. In conjunction with the Goals and Objectives included in the General Plan, a series of Quality of Life Standards have been developed to establish minimum thresholds of service levels for various public improvements and facilities. Quality of Life Standard 6: 'Parks System,' specifies that the city shall provide a minimum of 5.9 acres of developed active neighborhood and community parks per 1,000 dwelling units. The standard also notes that priority shall be given to acquiring and developing neighborhood parks in urban areas with the greatest need and that a minimum of two community centers shall be provided in the city prior to buildout. The General Plan classifies five (5) types of park facilities:

1) Regional Parks (75+ acres)
2) Community Parks (10 – 75 acres)\
3) Neighborhood Parks (2 – 10) acres
4) Urban Parks (<2 acres)
5) Community Centers.

El Caballo Park qualifies as a Community Center based on the type of facilities and specialized activities proposed for the site. The proposed equestrian facility is consistent with Parks and Recreation Policy 2.6:

> Maintain a minimum of two (2) community centers and consider opportunities for additional centers commensurate with population growth to accommodate specialized recreational functions, the recreational needs of special populations, and/or indoor recreational activities that include, but are not limited to:
>
> a) Swimming pools;
> b) Lighted or unlighted athletic facilities;
> c) Classrooms, meeting rooms, etc.;
> d) Facilities for child care, teens, and seniors;
> e) Branch libraries;
> h) Golf courses;
> i) Community gardens; and
> j) Equestrian centers.

Whether the site is suitable for the development of a park.

The site's adjacency to the Daley Ranch Open Space Preserve, Escondido Creek and their connecting trails, along with the General Plan designation identifying the site as appropriate for parkland, substantiates the proposal for developing a park in this location. The historical use of the site for equestrian activities, and the proposed facilities that would accommodate their continued use, bolsters the suitability of the property for recreational development. Adequate vehicle and equestrian parking will be provided that serves the park as well as adjacent recreational uses. While the parking area located across Beven Drive is within 200 from the closest homes, the closest proposed equestrian arena is located a minimum 650 feet and across Escondido Creek and Valley Parkway from the nearest residence.

Whether the Draft Master Plan Study achieves the direction and vision established for El Caballo Park.

The proposed master plan includes features that accommodate equestrian activities as well as incorporates a variety of activities and features aimed at broadening the park's appeal and attracting the widest audience. Facilities at the proposed park will also accommodate activities and events such as dog shows, western-style rodeos, English horse riding, picnicking, informal play areas, 4-H activities, 'wounded warrior' and disabled rider therapy programs, as well as a community building for inside events. A western/hacienda theme for buildings and signage integrates with the 'early California' theme outlined in the Northeast Gateway Specific Plan document that prescribes development standards for the area.

The park is designed to allow areas to be secured and gated when not in use so that facilities may be rented to individuals/organizations, including improvements for overnight recreational vehicle stays during multi-day events, thus reducing maintenance and operations. Visibility into the site from adjacent public streets, which will enhance security and the park's location is convenient via trail and street access.

The proposed park would include a passive open play area shade structures and picnic in the central portion of the site along a drainage swale that is improved and enhanced to its natural condition. An approximately 3,200 SF community center building would include a general assembly room, kitchen, offices, storage and restrooms on the lower floor, and a caretaker's residence on the upper floor. The number of parking spaces, parking space dimensions and drive aisle widths would all be in conformance with Zoning Code requirements.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The proposed park would front on 'Save-a Life Drive' (accessing the Escondido Humane Society) from Beven Drive which connects to Valley Parkway at a signalized intersection. The western portion of the proposed park site has been developed with equestrian corrals by the Charros Association through a long-term lease maintained by the city and are incorporated into the Master Plan. The park site is in a small canyon and generally slopes from a high point on the west side to the low point on the eastern side where it abuts Escondido Creek. Parking for the facility will be provided in two areas on both sides of Escondido Creek. The site has been disturbed by past activities; vegetation consists primarily of weedy invasive species, some remnant citrus trees and a declining eucalyptus grove. No significant areas of native vegetation would be disturbed.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	Approximately 10.5 acres, directly adjacent to the 3,200+ acre Daley Ranch Open Space Preserve and connected by the Caballo Trailhead
2. Anticipated Building Size:	3,600 SF+ community building
3. Hours of Operation:	
Outdoor Park Facilities:	To be determined
Community Center Building:	Program hours to be determined
4. Building Colors/Materials:	Early California 'Hacienda' architecture incorporating large timbers, stone and earth tone colors stone.
5. Landscaping:	All landscaping to be consistent with the Landscape Ordinance utilizing a plant palette compatible with the Daley Ranch Open Space Preserve.
6. Muck Storage/Removal	A covered facility for muck (horse urine/manure/straw) is located in the northern portion of the site (Master Plan Figure 46) and would be designed to minimize odors and flies. Removal of the muck would be scheduled on a regular basis with additional disposals during events.

C. CODE COMPLIANCE ANALYSIS

1. Setbacks:	All setbacks will meet the requirements of the OS (Open Space) Zone.
2. Parking:	Forty (40) standard vehicle space and 14 equestrian trailer spaces (with utility 'hook-ups') proposed on the western side of Escondido Creek. Eighty (80) standard vehicle spaces and 6 equestrian trailer spaces proposed on the eastern side of Escondido Creek. Parking will be provided as required by the OS Zone and Article 39 (Off-Street Parking).
3. Building Height:	Maximum 35 feet.

Agenda Item No. : D

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

February 11, 2014

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Gregory Johns, Commissioner; James Spann, Commissioner; and Merle Watson, Commissioner.

Commissioners absent: Guy Winton, Commissioner

Staff present: Bill Martin, Principal Planner; Owen Tunnell, Principal Engineer; Jay Petrek, Assistant Planning Director; Jay Paul, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Johns, seconded by Commissioner Spann, to approve the minutes of the January 14, 2014, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. EL CABALLO PARK DRAFT MASTER PLAN STUDY – PHG 13-0011:

REQUEST: A request to review and provide comments on the Draft El Caballo Park Master Plan Study. The vision for the park is a public facility that creates opportunities for equestrian-oriented activities and includes additional parking, riding arenas, trail connections and a community hall building.

LOCATION: Approximately 10.5 acres located primarily on the western side of Escondido Creek and 'Save a Life Drive,' south of the Escondido Humane Society and north of Beven Drive, addressed as 3410 Valley Center Road.
Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the site was suitable for the development of a park, and whether the Draft Master Plan Report achieves the direction and vision established for El Caballo Park. Staff recommended approval based on the following: 1) The proposed El Caballo Park site is a 'gateway' to the Daley Ranch Open Space Preserve and bisected by Escondido Creek with trails providing direct connections. The property was suitable for development of an equestrian-themed park because of the historical use of the site for equestrian activities and the trailhead to the Daley Ranch *Caballo Trail* that was the primary access for equestrians. Adequate vehicle parking would be provided that served the park as well as adjacent recreational uses. Portions of the park not in use could be secured from use, visibility into the site from adjacent public streets would enhance security, and the location was convenient to the residential users of park facilities; and 2) The proposed Master Plan incorporated existing features constructed by the Charros Association and additional features that would expand equestrian activities. The proposed park would accommodate multiple users and venues including dog shows, western-style rodeos, English-style horse riding, 4-H farm animal events, picnicking, informal play areas, and community events. A western/hacienda design theme integrates with the 'early California' development standards outlined in the Northeast Gateway Specific Plan for the area. Development of a Master Plan for El Caballo Park was timely in that it would solidify community vision for appropriate development and recreational uses of the park, and guide the City's plans for future civic investment.

Tim Smith, Wynn-Smith Landscape Architecture, provided a PowerPoint presentation outlining the El Caballo Master Plan (available on City's website). He stated that they had held workshops, noting that a variety of cultures and beliefs were presented which were incorporated into the Master Plan.

Discussion ensued regarding a clarification of the overflow parking in connection with Dog Park as well as the conceptual plans for trees in the flood control channel.

Commissioner Johns asked if revenue-generating events were being proposed for weekends. Mr. Smith replied in the affirmative. Commissioner Johns expressed concern with events occurring and conflicting with parking for patrons of the Dog Park.

Commissioner McQuead and Mr. Smith discussed the proposed shading for the arena area.

Discussion ensued regarding a clarification of the fee calculation included in the presentation.

Chairman Weber asked if the project would be a dawn to dusk operation. Mr. Smith replied in the affirmative. Mr. Petrek noted there would be lighting for special events.

Chairman Weber asked if the utilities would have to be relocated. Mr. Petrek replied in the negative.

Chairman Weber did not feel the construction cost estimates would cover construction of the entire Master Plan.

Commissioner Johns suggested phasing the improvements with revenue-generating operations.

Deanne Sanderson, Escondido, was in favor of the project. She stated that there was a great need for an equestrian facility, noting it would generate income for the City and provide equine therapy to those in need. She also expressed her enthusiasm with the concept of allowing overnight camping.

Steve Berrol, Escondido, President of the El Caballo Park Conservancy, and Treasurer for the Eureka Springs HOA, noted that they formed a 501c3 and were serious about getting the project moving forward. He expressed his enthusiasm with the team efforts between the various groups. He felt the project would provide numerous opportunities for the community.

Rick Paul, Escondido, noted that the community meetings were well received. He noted that he had been involved with this project for three years, noting he was in favor of the project.

Merrillyn Carpenter, Escondido, was in favor of the project. She stated that the project when completed would represent a jewel for Escondido.

Commissioner Watson questioned why the project did not have staging areas. Mr. Smith noted that the project did not have designated staging areas due to space concerns and combining an equestrian oriented park with a community park.

Commissioner Spann expressed his enthusiasm with the concept of revitalizing the Escondido Creek channel with vegetation. He also expressed his enthusiasm with Escondido becoming more animal friendly.

Chairman Weber expressed his enthusiasm with the project.

The Planning Commission directed staff to forward their comments to the City Council. No vote was taken on this item.

2. CONDITIONAL USE PERMIT – PHG 13-0037:

REQUEST: Request for approval of a Conditional Use Permit to allow the installation of a 30 kW emergency generator in conjunction with the installation, operation, and maintenance of a new unmanned Wireless Communication Facility (WCF) for Verizon Wireless. The proposed facility consists of three (3) sectors of four antennas (12 total), and one four foot in diameter microwave dish mounted to a 40' high faux mono-pine tree. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 1.34-acre parcel addressed as 545 Country Club Drive.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the proposal would be consistent with the Zoning Code standards for standby generators, and whether the design and location of the proposed facility would be appropriate for the site and consistent with the Wireless Facility Guidelines. Staff recommended approval based on the following: 1) The proposed 30 kW emergency generator would not create any adverse visual, noise, or air-quality impacts since it would be located within a newly constructed equipment room within the existing warehouse/office building. The generator was for emergency use only and was expected to be used in emergency power outages and started only once a month for maintenance purposes and only between the hours of 7:00 am and 5:00 pm; 2) The proposed project would be consistent with the Communication Antennas Ordinance since the WCF was located on an encouraged site (Industrial Zone); uses stealth technology; and, all equipment would be housed inside two mechanical rooms and on the roof of an existing building, and was therefore screened from view from surrounding properties; 3) Staff felt the existing trees both on and around the site would provide the necessary context that will allow the proposed faux tree to visually blend in as viewed from the westerly and northern industrial area. There were residential properties within the vicinity of the project site that are located approximately 250 feet away, across Country Club Drive. Views from these residences are primarily of the two story industrial building and any potential views of the proposed mono-pine from residential properties would be of the top of the faux tree and from a distance; and 4) Staff felt the proposed facility would not result in a potential health hazards to people in the area since the Radio

ESCONDIDO
City of Choice

COMMUNITY SERVICES COMMISSION

Agenda Item No.: 2
Date: January 23, 2014

TO: Community Services Commission

FROM: Loretta McKinney, Director of Library and Community Services

SUBJECT: El Caballo Park Master Plan Report & Presentation

RECOMMENDATION:

Review the attached DRAFT Master Plan for El Caballo Park; proposing a new equestrian-oriented, recreational facility and consider the presentation by landscape architect Timothy Smith, President of Wynn-Smith Landscape Architecture, Inc. Provide comments as appropriate for City Council consideration.

BACKGROUND:

In response to high community interest, City Council allocated $50,000 in Capital Improvement Project funds to develop a master plan for the proposed new El Caballo Park, located at 3410 Valley Center Road. In May 2013, seven firms submitted proposals in response to a Request for Qualifications; interviews were conducted by City staff representing several departments, and Wynn-Smith Landscape Architecture, Inc. was hired for the project.

The master plan objectives include a Plan text and a detailed concept 'site design' of the proposed El Caballo Park for development as a public park. This park will accommodate equestrian-oriented facilities and amenities for renting to the public and/or organizations, in a cost-recovery manner that minimizes municipal maintenance and operational expenses. The final Master Plan shall include architecture, colors, materials, fencing, lighting, signage, furniture, and a landscape palette for El Caballo Park that the City can integrate with the existing Mayflower Dog Park, Escondido Creek Trail and Caballo Trail in order to establish a comprehensive design theme that unifies all of these recreational facilities.

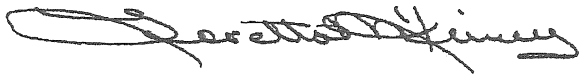
In order to achieve this goal, the consultant is required to hold a minimum of three community meetings, three public hearings (Community Services Commission, Planning Commission, and City Council), and bi-weekly City staff updates with a presentation before the City Appearance Committee (made up of essential City staff).

Mr. Smith and his team conducted the three highly involved and therefore successful community meetings at the East Valley Community Center with one on-site visit. Several major stake-holder community groups regularly participated in the community meetings including, but not limited to; the El Caballo Park Conservancy, Los Charros de Escondido, Eureka Ranch Homeowners Association, Friends of Daley Ranch, and

the Escondido Humane Society. The attached DRAFT Master Plan in addition to Mr. Smith's presentation, detail the process and results of the project.

The Community Services Commissioners' comments will be shared with the Planning Commission at their February meeting. All Commission comments will then be shared with the City Council at their March meeting. At the City Council Meeting, the Council may choose to accept the DRAFT Master Plan with or without additional changes and may choose to direct staff to conduct the Environment Review process, which would then prepare the Master Plan for potential future construction as funding is identified.

Respectfully submitted,



LORETTA McKinney
Director of Library and Community Services

ESCONDIDO
City of Choice

DRAFT
EL CABALLO PARK MASTER PLAN REPORT

DATE: 02-11-14

PREPARED FOR:
CITY OF ESCONDIDO
201 NORTH BROADWAY
ESCONDIDO, CA 92025

PREPARED BY:
WYNN-SMITH LANDSCAPE ARCHITECTURE, INC.
12315 OAK KNOLL RD., SUITE 230 POWAY, CA 92064

ESCONDIDO
City of Choice

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Acknowledgements

The El Caballo Park Master Plan was prepared under the direction of the City of Escondido Community Services Department with valuable input from the public. Great appreciation is expressed to members of the following agencies and organizations for their enthusiasm, dedication and contributions to the ideas expressed in this plan.

- City of Escondido
- Community Services Department
- Loretta McKinney - Director
- Amy Shipley - Assistant Director
- Planning Department
- Jay Petrek - Principal Planner
- Asociacion de Charros de Escondido (*Escondido Charros Association*)
- El Caballo Park Conservancy
- Escondido Humane Society
- Friends of Daley Ranch
- Hidden Valley Obedience Club

Consultant Team

Prime Consultant:
Wynn-Smith Landscape Architecture, Inc.
Subconsultants:
In-Site Landscape Architecture, Inc.
Bennett Peji Design
Excel Engineering

Directions to Viewing Report

This report was prepared to be printed on back to back sheets to conserve paper and to assist in reading plans. Site Plans and Enlargements are printed on the right side sheet and associated notes and legends can be seen simultaneously on the left side sheet.

If one is reading this in PDF format, it is suggested that the reader view in 2 page format within Adobe PDF Reader. Select View, Page Display, Two Page View. Then select View, Page Display, Show Cover Page In Two Page View. This will allow the reader to see the left and right side pages simultaneously. Zoom in on the screen if necessary.

Executive Summary

Executive Summary

El Caballo Park is settled at the base of the beautiful chaparral covered hills of Daley Ranch at the northeast corner of the City of Escondido. The site is within the boundaries of the proposed Escondido Subarea Plan of the Multiple Habitat Conservation Program (MHCP; Ogden and CBI 2001), and within a Focused Planning Area. El Caballo Park's purpose is to be much more than a park or even just an equestrian park. With its unique elements, location and community support, the park will be a place that brings men, women and children together in a unique manner that celebrates Escondido's cultural variety and connection to agriculture and open space. The park will be a community-relations center, a learning center as well as a fun park and will use nature, horses, art and thoughtful, creative design as the attracting elements.

Since 1972, this land has been used by the Charros of Escondido (Associacion de Charros de Escondido) to conduct charreadas (similar to rodeos) and beautifully choreagraphed horse shows by young women called Escaramuzas. Based on community support, the City has funded the master plan to identify future developement and phasing of the park.

Surrounding the park is the 3,000 acre Daley Ranch and the Escondido Humane Society to the north, Escondido Mayflower Dog Park, Hidden Valley Obedience Club and East Valley Parkway to the east, Beven Drive and Eureka Springs housing development to the south and the Escondido Water Treatment plant to the west.

The El Caballo Park Master Plan creates opportunities for park visitors to not only interact with horses but also to explore nature, learn about the history of the area, picnic with friends and family and see high quality dog shows and equestrian events.

The park will extend the Escondido Creek Trail, from the south, providing pedestrians and cyclists a relaxing destination into the park. The park will also act as a staging area for users of the Caballo Trail in Daley Ranch as well as a destination for people coming from the west side of the Ranch.

Key components of the Master Plan include:

- Improvements to the existing arena historically used by the Charros.
- Addition of multiple round pens and arenas, including a 100' x 200' show arena and a therapeutic riding arena.
- Grass play areas with shaded picnic spaces.
- A community hall building.
- Nature exploration opportunities
- Improved parking layout.
- Connection to Escondido Creek Trail
- Softening of Escondido Creek channel
- Signage
- Potential Funding Opportunities
- Revenue generating possibilities

With the United States equestrian industry's impact of over $102 billion on the US economy, El Caballo Park will add to this positive impact not only by providing healthy activities for the citizens of the region, but by playing an important role in increasing business within the equestrian community.

The following report defines and illustrates the park design concepts, analysis of existing conditions, conceptual grading & hydromodification plans, potential development opportunities and ammenities, development phasing, public input during the design process and an opinion of probable cost of construction.

Introduction

Introduction

Purpose

The purpose of the Master Plan is to:

- Develop a detailed Master Plan to provide a coordinated and strategic approach to the provision and development of equestrian activities and infrastructure.
- Guide the layout of active and passive recreation, facilities, amenities, parking requirements and general park needs.
- Assess potential development funding opportunities and phasing strategies.
- Ensure the use of the space is maximized and that natural elements are retained and enhanced wherever possible.
- Provide "natural" play opportunities that will encourage creativity and learning, free of typical play structures that limit creative thinking.

Site Location

El Caballo Park is generally situated between East Valley Parkway and hilly terrain with designated open space.

It is located at the northeast end of the City of Escondido and is situated immediately south of the 3,000 acre Daley Ranch preserve and the Escondido Humane Society. To the west of the park is the City of Escondido Water Treatment Plant, which is adjacent to Dixon Lake. The treatment plant is 300 feet above the park area.

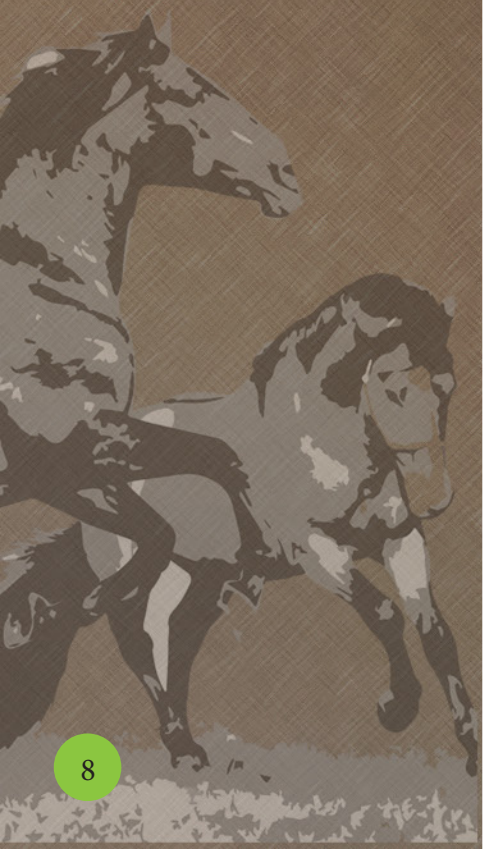
To the east, is Mayflower Dog Park and the Hidden Valley Obedience Club (HVOC) which are separated from El Caballo Park by a large concrete drainage channel called Escondido Creek. There is also a 2.5 acre vacant dirt lot between HVOC and Beven Drive and will be included in the park boundaries of development.

South of the park is the 340 unit housing development Eureka Springs.

Figure 42: Vicinity Map

ESCONDIDO
City of Choice

INTRODUCTION



Site History

Native Americans inhabitated much of the land in Escondido taking advantage of the abundance of wildlife and food growing opportunities. Bedrock Millings, used for grinding acorns and other grains, can be found just outside of the park boundaries.

In 1888, Benjamin Franklin Dixon acuired 50 acres in the area of the park and began the local citrus industry. Many of the groves today began from the stock from his family nursery.

The Dixon house, built in 1898, was on the southwest corner of Beven Road and Burnet Drive. The only remains of the structure are the front porch concrete steps and the excavated foundation.

It is believed that Mr. Dixon brought acorns from Oak trees planted by the pilgrims in Massachusetts and that he planted one of the seeds in the large open dirt lot immediately north of Beven Road. This tree became known as the Mayflower Oak Tree. It is still standing there but while not alive, still carries sentimental value to locals and history buffs.

In 1895 Bear Valley Dam was completed, which brought much needed water to the area, allowing increased development of citrus groves, for which the area became famous.

Currently, and for the last 43 years, the Charros De Escondido (Asociacion de Charros de Escondido) use the upper portion of the project site for cultural activities, shows, horse training, charreadas and escaramuzas events. The charreadas, similar to rodeos, continue a Mexican tradition of demonstrating skills necessary to run cattle ranches. During this time, the Charros built the existing charreada arena with supporting small corrals for horses and cattle used in the chareada events.

This group, one of the oldest Charros groups in California, competes with teams from all over California and Mexico attracting large numbers of fans to the site on Sundays, while on Saturdays, the Charros practice for Sunday's event. The competitions follow the strict guidelines outlined by the Federacion Mexicana de Charreria but conform to the animal rights regulations of the United States.

Escaramuzas events involve teams of young women wearing colorful dresses, while riding sidesaddle at high rates of speed in choreographed routines.

The Master Plan for the park incorporates methods to teach this important local history of the land, culture and way of life, both historically and of modern day.

Mayflower Tree (When Alive)

These images are provided by the Pioneer Room of the Escondido Public Library.

ESCONDIDO
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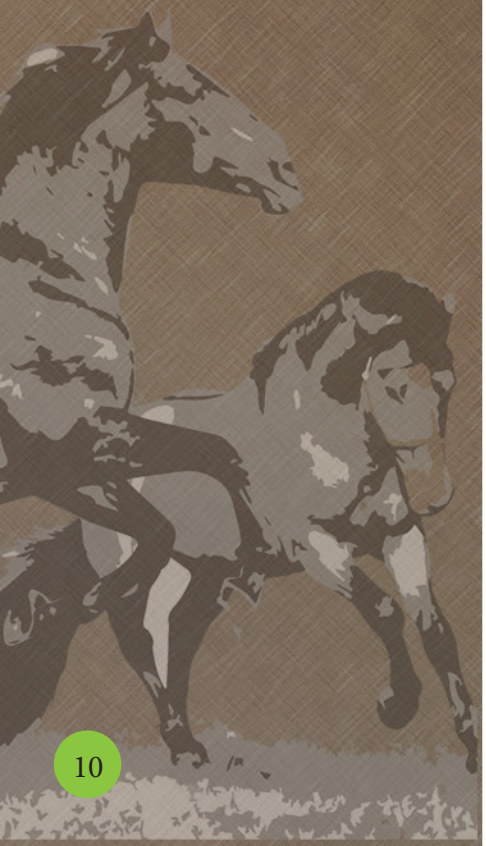
INTRODUCTION



Site Photos

The following photographs document the site conditions as of Fall 2013.

NO DUMPING
NO DRINKING
NO SHOOTING
NO TIRAR BASURA
NO TOMAR BEBIDAS
ALCOHOLICAS
NO DISPARAR
ARMAS

Master Plan Description

Master Plan Description

Master Plan Goals and Objectives

The City's vision is that El Caballo Park be a public facility that accommodates equestrian-oriented activities with amenities designed for renting to a variety of organizations and the public in a cost-recovery manner that minimizes municipal maintenance and operational expenses. The plan identifies architectural styles, colors and materials, fencing, lighting, signage, furniture, and a landscape palette that the City can integrate with Mayflower Dog Park, Escondido Creek Trail and Caballo Trail in order to establish a comprehensive design theme that unifies these recreational facilities.

After input from the community during three public workshops, the park's necessary physical program elements became very clear.

The following elements and potential activities have been sensitively integrated into the master plan:

- Vehicular access and Parking (for single vehicles and vehicles with equestrian trailers).
- Equestrian Facilities
    - Additional Arena - 100' x 200'
    - Improved Existing Arena
    - Therapeutic Riding Arena
    - Round Pens (Permanent and Mobile)
    - Additional Corrals
    - Spectator Seating
    - Wash Racks
    - Muck Storage
    - Staging Area for Caballo Trail in Daley Ranch
    - Separate Pedestrian and Equestrian Access to Upper Existing Arena
- Public Picnic Areas
- Bicycle Storage Facilities
- Restrooms
- Drinking Fountains
- Maintenance and Service Facilities
- Trash Bins - Small and Large
- Stormwater Management Solutions
- Equestrian Trails for Therapy
- Pedestrian and bicycle linkage to Escondido Creek Trail
- Signage
- Public Art
- Educational Opportunities
    - History
    - Nature
    - Horses
    - Dogs
- Community Hall Building
- Naturalize Escondido Creek between the south boundary of the park and its beginning approximately 1/4 mile north of the park
- Strong Connection Between Mayflower Dog Park and El Caballo Park

ESCONDIDO
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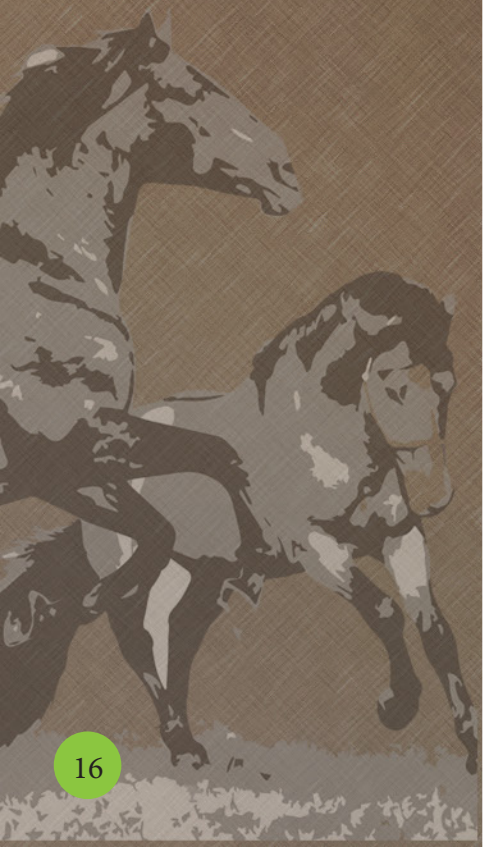
MASTER PLAN
DESCRIPTION



Master Plan Concept

The most successful community parks are those that unite a community. If a community consists of multiple cultures the park should bring everyone together to learn about each other and strengthen the community by increasing understanding of those around us. A strong community is made up of individuals with varying backgrounds and desires but with a common goal to come together and celebrate their differences respectfully.

This project, focusing on equestrian activities, will have a mix of users such as the Charros Association, horse riders, those who just love to be around horses, dog lovers, various groups such as the Wounded Warriors, Therapeutic Equestrian groups, residents from nearby and afar, businesses, education institutions, charitable organizations and many more.

The concept of the park is inspired by the strength of a multi-stranded rope, much like the lassos used by Charros. Understanding that a rope is made up of very small strands of individual strings and intertwined with many other strings, those strings become very strong as a single rope.

Braiding the variety of people of Escondido together into a strong "rope" of shared activities and interests yet one that also has flexibility is the guiding design concept.

The concept of a rope is reflected literally in the intertwined rope paving pattern within the sidewalk encircling the central lawn area and figuratively in the incorporation of Nature, Horses, Dogs, History, and Education into the park. These features will make this park a destination for many.

The Park includes a central, open, passive recreational lawn area surrounded by a variety of natural play opportunities, picnic groves, an equestrian center and a strong pedestrian access path linking Mayflower Dog Park with El Caballo Park creating one cohesive park.

ESCONDIDO
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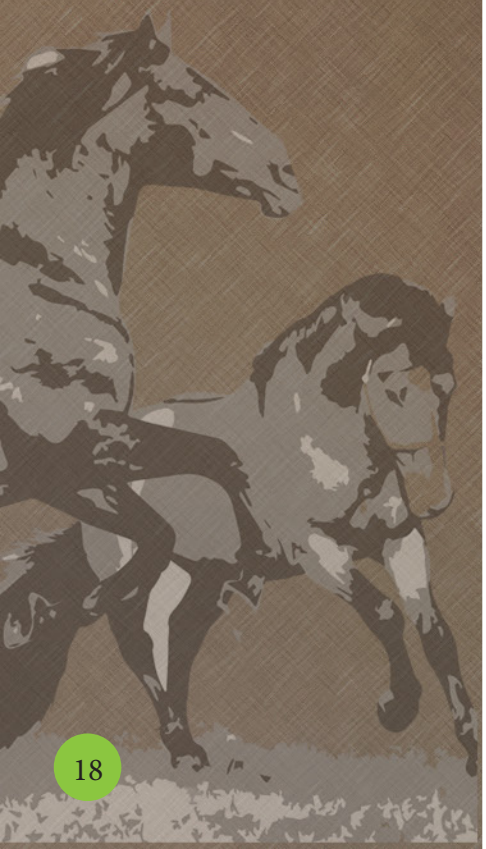
MASTER PLAN
DESCRIPTION



Final Master Plan

The Master Plan, shown on the following page, reflects the overall plan and the subsequent pages provide enlargements showing greater detail.

It is proposed that the park will be built in phases as suggested later in this report.

Master Plan Features Legend

1. Improved Existing Arena
2. Lower Equestrian Area Development
3. Connection to Caballo Trail and Daley Ranch
4. Theraputic Riding Arena
5. Common Gathering and Picnic Areas
6. Tributary Creek
7. Horse Trailer Parking
8. Overflow Parking
9. Improved Escondido Creek
10. Connection to Escondido Creek Trail
11. Mayflower Dog Park
12. Hidden Valley Obedience Club
13. Therapeutic Riding Trail
14. Monument Sign 1
15. Monument Sign 2
16. Monument Sign 3
17. Monument Sign 4

Figure 43: Final Master Plan

ESCONDIDO
City of Choice

MASTER PLAN DESCRIPTION

Existing Arena Area Improvement

Existing Arena Area Improvement Description

This area has an existing arena designed and built by the Charros who currently use the facility. There is a small set of bleachers at the east end of the round arena and make-shift amphitheater seating on the south end of the arena taking advantage of an existing slope.

The condition of the arena requires improvements to make the arena safer for animals and riders. It is proposed that the arena will be improved with better railings, solid siding and improved corrals for temporary holding of livestock.

The railings will be divided by stone pillars using matching natural stone used throughout the park.

For separation between pedestrians and horses, horses enter the arena area from the north using a dedicated trail fenced off from the "event" picnic area to the east of the entry trail. The horses are led or ridden over a bridge designed to reduce balking by the horse.

Improved Existing Arena Features Legend

1. Improved Fencing
2. New Bleachers
3. New Seating on Slope
4. Ticket Booth and Restrooms
5. Accessible Path from Disabled Parking Below
6. 3-Rail Fencing to Control Visitor Access
7. Gates
8. Citrus Grove (To Reflect Historic Use)
9. Shade Trees
10. Announcer's Stage

Improved Existing Arena Features Legend

11. Band Stand
12. 16' Wide Bridge with Decomposed Granite Paving
13. Pedestrian Bridge
14. New 12' x 12' Corrals
15. Muck Storage
16. Trash Enclosure
17. Wash Racks (2)
18. Bull Corrals
19. Round Pen
20. Vehicular Turn-Around
21. Emergency Vehicular Hammerhead
22. Equestrian Entry Path
23. Shade Structure
24. BBQ, Picnic and Dance area
25. Changing Room
26. Expanded Vehicular Access
27. 4-Rail Fencing
28. Existing Eucalptus to be removed per phasing plan and replace with native trees

KEY MAP

Figure 44: Existing Arena Area Improvements

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MASTER PLAN DESCRIPTION

Lower Equestrian Area

Lower Equestrian Area Description

This area is the heart of the park in that it provides amenities for all. Equestrians, dog lovers and anyone else will be able to interact in this space safely.

The Equestrian components include a 100'x200' riding arena, two 55' portable round pens, a 45' round pen, corrals for a variety of puroposes, multiple seating areas for events in the large arena and appropriate safety fencing and a staging area to Daley Ranch.

This area is set 14' below and centered on the upper shade structure and picnic space creating optimum viewing opportunities.

The round lawn area, surrounded by paving with a "lasso" pattern, is integrated into the park providing passive and light active play opportunities. The perimeter of this space has three shaded picnic spaces, four horse corrals for visitors arriving by horse and a landscaped area to the west that will provide opportunities to learn about the environment and history of the area. An additional lawn area is provided north of the circular lawn area creating close viewing of activities in the large arena. The edges are natural without definition to create a rustic park appearance.

Children exploring this area may find opportunities to make etchings of "fossils" of paw prints, leaves and other natural elements. Descriptions of these findings will be located near the Community Hall. QR codes may also be available to aid in looking up additional information. Grinding stones may also be found.

Outdoor classrooms may occur in the lawn areas, shaded picnic areas and the space between the Community Hall and the large arena.

Opportunities for public art surround the circular lawn area. The Mayflower Tree is included in the potential provision of public art and is proposed to be relocated in this area.

Lower Equestrian Area Features Legend

1. Community Hall Building with 40' x 40' Multi-Use Space, Restrooms, Office Space, Kitchen/ Concessions Space,Wrap around Porch and 2nd floor caretakers apartment
2. 100' x 200' Arena
3. 55' Round Pen
4. 20' x 24' Corrals
5. Bleachers
6. Amphitheater Seating
7. Wash Racks
8. 12' x12" Corrals
9. Staging Area at Caballo Trailhead
10. Mounded Lawn Area
11. Lawn Area Surrounded by Paved Walkway with Lasso Pattern to Reflect Equestrian Activities
12. Shade Structures
13. Nature Exploration Area
14. Public Art Opportunity
15. Standard Vehicular Parking
16. Disabled Parking Stalls
17. 24' Wide Two-Way Improved Access Road
18. Tributary Creek Improved with Native Planting
19. Theraputic Arena
20. 2-Rail Fence
21. 3-Rail Fence
22. 4-Rail Fence

KEY MAP

Figure 45: Lower Equestrian Area

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MASTER PLAN DESCRIPTION

Horse Trailer Parking

Horse Trailer Parking Description

Providing a portion of the necessary parking for large equestrian events, 15 trailer spaces are proposed with decomposed granite paving and hitching posts at each space. These spaces have potential to hold 15 - 72 horses depending on the number of horses carried in each trailer.

A maintenance facility structure for the park is provided at the north end of the parking area along with a trash enclosure and muck storage facility.

Horse riders, arriving by trailer, have easy and safe access to the new entry area to Caballo Trail in Daley Ranch.

The staging area is equipped with hitching posts, picnic tables, 12x12 corrals, wash racks and shade creating opportunities for people to meet before and after a ride. This also provides opportunities for non-equestrians to get close to horses and talk with equestrians.

Parking for standard vehicles, located on the west side of "Save A Life driveway" are proposed to be decomposed granite.

A gate is proposed at the entrance to the Escondido Humane Society to control traffic if, in the future, a new access road is constructed at the intersection of Lake Wohlford Road and East Valley Road.

Horse Trailer Parking Features Legend

1. Community Hall Building / Restrooms / Caretaker Residence / Offices - raised 18"
2. Porch - Raised 18"
3. Disabled Parking Stalls
4. Trailer Parking - 18' x 60' minimum with Decomposed Granite Surface
5. Emergency Drive Through and Turn-Around Loop
6. Maintenance Building
7. Muck Storage - Covered
8. Trash Enclosure
9. Maintenance Crew Parking
10. Pedestrian Access to Existing Pedestrian Bridge
11. Escondido Creek Channel
12. 4 - Rail Fence
13. Escondido Creek Trail Extension
14. City Entry Monument #1
15. Gate for Future Expansion of Road
16. Staging area for Daley Ranch
17. Bicycle Rack
18. Entry Monument #4

KEY MAP

Figure 46: Horse Trailer Parking

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MASTER PLAN DESCRIPTION

Lower Multi-Use Parking

Lower Multi-Use Parking Description

Providing important overload parking for large events occuring in the park, this parking area will also provide parking for the Hidden Valley Obedience Club that has needs for standard parking stalls and motor home stalls.

The paving is to be decomposed granite and will drain to the landscape area between Beven Road and the parking lot.

Parking along the south edge of the lot is on GrassPave2 material to visually widen the landscape appearance.

The Park Entry Monument #2 identifies the park and other amenities found in the area. Pedestrians walk through the Ranch style gateway and walk along a meandering DG path with benches along the way. The landscape will be used to provide visual interest and water quality treatment meeting hydromodification requirements.

Just inside the entry gateway are bicycle racks, picnic tables and a drinking fountain to provide important rest and hydration for cyclists attracted to the area.

Equestrian access to the main park is provided by a bridge immediately north of the existing vehicular bridge crossing Escondido Creek.

Lower Multi-Use Parking Features Legend

1. Hidden Valley Obedience Club
2. Park Entry Monument Sign #2
3. Existing Concrete Walkway
4. New Decomposed Granite Pathway with benches
5. Decomposed Granite Parking Lot
6. 28’ x 75’ Trailer and Motorhome Parking
7. Log Tire Stops from Eucalyptus Trees On-Site
8. 3 - Rail Fence
9. 4 - Rail Fence
10. GrassPave2 Parking Spaces to Expand the “Park” Experience
11. Shade Trees
12. Escondido Creek Trail Extension
13. Decomposed Granite Pathway
14. Bicycle Rack
15. Drinking Fountain
16. Picnic Table
17. New Concrete Pathway
18. 16” Wide Bridge with Decomposed Granite Paving

KEY MAP

Figure 47: Lower Multi-Use Parking

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MASTER PLAN DESCRIPTION

Dog Park - El Caballo Park Connection

Dog Park - El Caballo Park Connection Description

Connecting Mayflower Dog Park with El Caballo Park is critical in supporting the park design concept of bringing people together and maximizing opportunities to share experiences. The concrete channel of Escondido Creek strongly divides the two park spaces making it difficult to move from one space to the other.

A rustic bridge is proposed to link the two spaces with an entry point strategically located at the southwest end of Mayflower Dog Park with a direct view and path to the heart of El Caballo Park. Existing parking is immediately adjacent to this park entry.

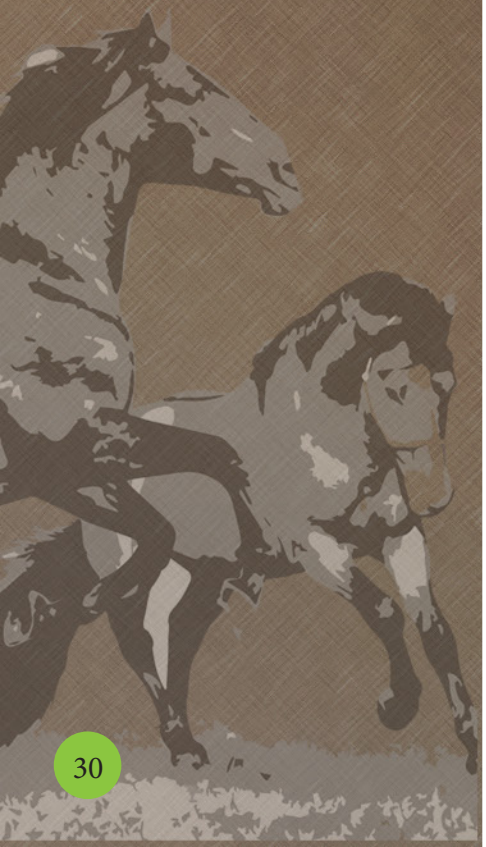
On the Dog Park side, a restroom is proposed with bicycle racks and drinking fountain. Following the City's design guidelines for Escondido Creek Trail, accent paving is proposed at this "node" where it connects with the proposed extension of Escondido Creek Trail.

Dog Park - El Caballo Park Connection Features Legend

1. Dog Park Connection Node
2. Public Art
3. Restrooms
4. Escondido Creek Channel
5. New Pedestrian Bridge
6. Existing Culvert
7. Trailer Parking
8. Bicycle Rack
9. Drinking Fountain

KEY MAP

Figure 48: Dog Park - El Caballo Park Connection



3-D Views Into Park

Figure 49: View Across Bridge Into Heart Of Park

Figure 50: View Of Community Hall And 100’ x 200’ Arena

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MASTER PLAN DESCRIPTION

3-D Views Into Park

Figure 51: View From Above Daley Ranch Looking South

Figure 52: View Of Lower Equestrian Area

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MASTER PLAN DESCRIPTION

3-D Views Into Park
Park Plant Palette

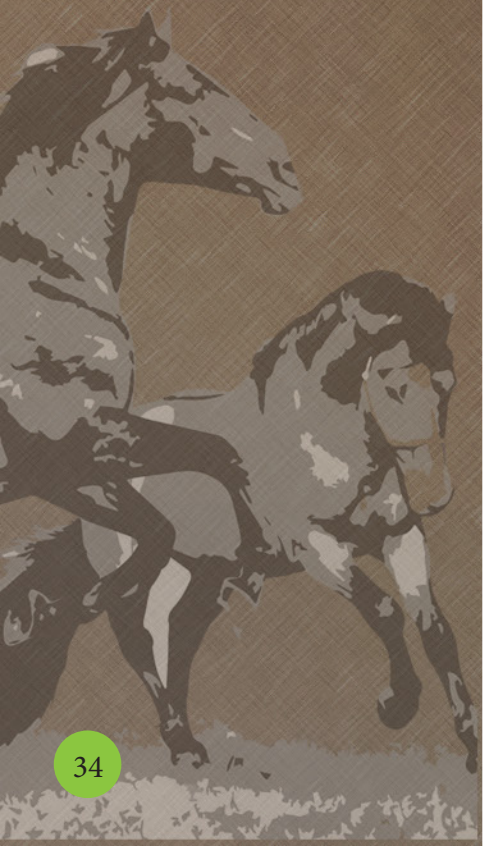

Figure 53: View Of Lower Equestrian Area From Charreada Picnic Shade Structure

Plant Palette

Planting in the park will sensitively integrate into the existing native plant palette with the introduction of additional native plants found in the Southern California region.

Plants will be used to mitigate for disturbed vegetated habitat within the park and also for educational purposes.

Non-native plant material consists of the lawn play areas and proposed fruit trees. One area of Citrus trees and one area of Avocado trees are planted in "orchard" forms to replicate the local historic land use of this area.

Populus fremontii

Grasses

Scientific Name	Common Name
Festuca californica	California Fescue
Juncus acutus	Spiny Rush
Juncus mexicanus	MexicanRush
Leymus tritcoides	Valley Wild Rye
Muhlenbergia rigens	Deer Grass

Groundcovers

Scientific Name	Common Name
Aguilegia formosa	Western Columbine
Baccharis spp.	Coyote Bush
Ceanothus spp.	Mountain Lilac
Eschscholzia californica	California Poppy

Shrubs

Scientific Name	Common Name
Arctostaphylos manzonita	Common Manzonita
Artemesia californica	California Sage brush
Baccharis salicifolia	Mule Fat
Ceanothus thyrsiflorus	Blueblossom
Encelia californica	California Brittlebush
Heteromeles arbutifolia	Toyon
Mimulus aurantiacus	Sticky Monkeyflower
Prunus iliciflolia	Hollyleaf Cherry
Rhus integrifolia	Lemonade Berry
Romneya coulteri	Coulter's Matilija Poppy
Rosa californica	California Wildrose
Rubus ursinus	California Blackberry
Salvia clevelandii	Cleveland Sage
Sambucus Mexicana	Elderberry
Sysirichium californicum	California Golden Eyed Grass
Vitis girdiana	Southern California Grape

Trees

Scientific Name	Common Name
Cercis occidentalis	Western Redbud
Platanus racemosa	Sycamore
Populous fremontii	Fremont Cottonwood
Quercus agrifolia	California Live Oak
Salix gooddingii	Goodding's Willow
Salix laevigata	Red Willow
Salix lasiolepis	Arroyo Willow

Ceanothus spp.

Muhlenbergia spp.

ESCONDIDO
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MASTER PLAN DESCRIPTION

Drainage and Water Quality

Drainage and Water Quality Summary

I. Regulatory Requirements

As per the requirements imposed on all projects in the City of Escondido, this project will be made to be compliant with the current San Diego County MS-4 Permit, of which the City of Escondido is a co-permittee. San Diego County and its co-permittees are now working under the RWQCB Order No. R9-2009-0009-DWQ, which establishes the working criteria for the countywide model SUSMP and HMP requirements. The newest Order No. R9-2013-0001, adopted in 2013 has several steps that need to be completed before projects will be required to implement those new guidelines. The County wide model SUSMP can be found on the Project Clean Water Web Site hosted by the RWQCB.

Based on the SUSMP Applicability Checklist used by the City of Escondido and the County of San Diego, the El Caballo Park project is considered a Priority Development Project because it will be disturbing greater than 1 acre of land surface. The project may also be considered to fit into Category B (Commercial) since it is a recreational facility, E (Restaurants) since the project includes a concession stand that likely will sell refreshments, H (Parking Lots) since the project is proposing on-site parking, and I (streets roads and highways) since the Fire Department access road is paved. While the project does propose a few small impervious areas-mostly for accessible parking and small buildings, the area of imperviousness, as compared to the overall site area, is insignificant. The few small areas of impervious surfaces are more than compensated for by the increase in soil retention of the equestrian arena areas. Based on this reasoning the project is considered HMP exempt and will not be required to implement flow control measures. The project will also incorporate Low Impact Development (LID) methods to conserve natural features, set back development from natural water bodies, minimize imperviousness, maximize infiltration, and retain and slow runoff.

II. Stormwater Treatment Features

Based on the mentioned project categories, the project is expected to produce pollutants which will include sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides. The project is located in the Escondido Hydrologic Sub Area of the Escondido Creek Hydrologic Area of the Carlsbad Hydrologic Unit (904.62). The project discharges to the Escondido Creek which discharges to the San Elijo Lagoon which discharges to the Pacific Ocean. Known downstream water quality impairments include: Metals/Metalloids, Nutrients, Inorganics, Pathogens, Pesticides, Salinity, Sediment, and Toxicity. Based on the downstream impairments, the primary pollutants of concern are: Sediment, Nutrients, Metals, Pathogens, and Pesticides. The storm water treatment features that have the highest levels of treatment effectiveness with respect to the primary pollutants of concern are infiltration facilities, followed by bio-retention facilities. Based on the County Soil Hydrologic Groups map, the project

appears to be within the Group B zone. Group B soils have a moderate infiltration rate when thoroughly wetted. This soil type is expected to be very effective with respect to its ability to infiltrate storm water, therefore either of these methods of treatment are feasible for this site.

III. Drainage Design

Per current LID standards, the drainage and storm water quality treatment design for this project will treat the runoff originating from the project site and specific use areas as close to the points of generation as possible. In order to effectively treat the runoff generated by the park areas, the offsite flows will need to be diverted to not interfere with or overload treatment facilities designed to treat smaller specific areas. The drainage design for this project is intended to pass existing offsite flows through and/or around the project untreated and un-detained, while isolating different use areas of the park and providing for maximum infiltration and treatment of pollutants.

The main offsite flow entering the project boundary is in the form of a natural channel that is the concentration of the runoff from the adjacent hills and the overflow of Lake Dixon. This channel is mainly a natural channel with some areas of concrete lining. This channel is intended to be kept in almost original condition to pass the offsite drainage through the site and accept treated drainage from several project areas.

The Northeast quadrant (Drainage Areas A, C and E) of the site receives runoff from the existing Humane Society property and Daley Ranch. This runoff is in the form of sheet flow that generally flows Southerly. The project proposes to direct these flows Easterly along the northerly project boundary by means of selective grading and natural earthen berms and discharge the runoff to the Escondido Creek and/or collect portions of the flows in a catch basin structure and pipe storm runoff to the flow-thru channel.

The southerly boundary and primary Arena area will be isolated from offsite drainage coming down the hills by a 1,200 foot long concrete brow ditch. The brow ditch will divert runoff easterly and westerly around the Arena area and direct it back into the existing pass thru channel.

The on-site drainage areas will be divided and treated as follows:

A. Eucalyptus Grove Area along Northerly Boundary (Drainage Area A)

The Northwest quadrant (Drainage Area A) of the site receives runoff from the hills headed up to Daley Ranch. This runoff currently flows into the natural channel. With the exception of the non-native plant removals, the northwest quadrant of the site will remain in a natural state and those flows will continue to flow to the natural channel as they historically have.

The southerly project boundary accepts runoff from the hill just south of the property. These flows will be collected in a proposed brow ditch and channeled away from the project development area and discharged to points at the western and the eastern ends of the natural channel.

B. Improved Existing Arena Area (Drainage Area B)

The runoff from the existing arena area will drain by way of sheet flow to the area of the paved fire access road. The area of the arena will be considered self-treating since the proposed sand soil mixture of the arena will give this area a very large moisture holding capacity compared to the expected rainfall amounts. The arena areas are not expected to produce any significant runoff. The surrounding areas will all be natural ground surfaces and are expected to offer a significant amount of infiltration. The runoff that does reach the paved fire access road will be significantly pre-treated by the time it reaches the pavement. Once it reaches the pavement it will follow the paved access road to a proposed infiltration/ bio-retention area at the southern end of the trailer parking area (Drainage Area E).

C. Trailer Parking Area (Drainage Area E)

The trailer parking area will drain by way of sheet flow in a generally southern direction. At the northern end of the trailer parking area is a small maintenance building and covered areas where the accumulated horse waste products will be stored prior to removal. The parking area will be surfaced with decomposed granite (DG) and will provide a large area for sub-surface storage and infiltration of stormwater. The relatively small impervious area of the maintenance building and muck storage areas will be treated by natural processes during the travel time across the DG parking area. Runoff that does reach the southern end of this area will be treated in the previously mentioned infiltration/ bio-retention area.

ESCONDIDO
City of Choice

MASTER PLAN DESCRIPTION

Drainage and Water Quality

D. Lower Equestrian Area (Drainage Area C)

The lower equestrian area is composed of one rectangular arena and two smaller round arenas. The ground surface will slope upward to the west. On top of the sloped area will be a shade structure/ concession area. In front of the concession area will be amphitheater style seating. All of the drainage from Drainage Area C is directed by way of sheet flow to an infiltration/ bio-retention area next to the existing flow thru drainage channel. All of the runoff from this area will be treated either by natural process (infiltration) as it travels to the bio-retention area, or treated in the bio-retention area before it is released to the flow-thru channel.

E. Common Gathering and Picnic area (Drainage Area D)

The Common Gathering and Picnic (Picnic) area will be surfaced with turf and surrounded by D.G. sidewalks. The entire area will be graded to drain to the lawn area where it will be treated by the natural processes of the grass filtration and infiltration. Any excess runoff will be piped to the flow-thru channel.

F. Therapeutic Arena Area (Drainage Area F)

The Therapeutic Arena Area has an existing ground surface that slopes gradually to the south. This area is entirely natural ground surface or engineered equestrian soil mix. The drainage from this area will follow the existing ground slope and drainage patterns and drain southerly along Save a Life Road. All surface runoff in this area will be treated by natural processes.

G. Overflow Parking Area (Drainage Area G)

The overflow parking area will be similar to the trailer parking area in that it will be surfaced with decomposed granite (DG) and will provide a large area for sub-surface storage and infiltration of stormwater. This area of the project slopes gently to the south. At the southern end of this area any precipitation that becomes runoff will be collected in an infiltration/ bio-retention area where it will be treated by infiltration or treated and released.

IV. Treatment Sizing

Stormwater treatment facilities are generally sized based on a percentage of the impervious areas that they are treating. Since this site has a low ratio of imperviousness to "open" (pervious) space, and the advantage that the site surfacing materials also provide significant storm water treatment properties, the integration of the treatment features is not expected to be a significant concern.

As discussed earlier, the primary treatment control BMP's will be Infiltration and Bio-retention. The Bio-retention facilities sized for Areas B and E will have a 1,500 square foot minimum surface area. The Bio-retention facility for Area C will be built to a minimum of 500 square feet of surface area. The Bio-retention facility built for Area G will be built to 660 square feet. Each of these facilities will be built with a 36" deep bio/infiltration pit and a minimum 10" water storage depth at the surface.

V. Stormwater Maintenance

The maintenance of the drainage facilities and storm water treatment features is expected to be routine in nature. All of the stormwater treatment features are incorporated into the project design such as pervious paving for the

parking lots, infiltration/Bio-retention trenches, etc. The stormwater treatment facilities all utilize natural processes to clean and filter the storm runoff. With reasonable site maintenance, such as collecting animal waste into approved structures, regular litter pick-up, and regular landscape maintenance, the Stormwater features should remain effective indefinitely. Primary inspections should take place after large rain events. Facilities in need of maintenance will exhibit excessive ponding or long draw down periods. Should any features require special maintenance, such as a clogged infiltration trench, then the problem should make itself obvious and easily identifiable by simple observation during routine landscape maintenance operations. Typical maintenance includes raking or disturbing the top layer of the Bio-retention facility to distribute fine sediments. If the system becomes clogged with sediments, replacement of portions of the bio material may be necessary.

For more detailed report, see Appendix at end of this document.

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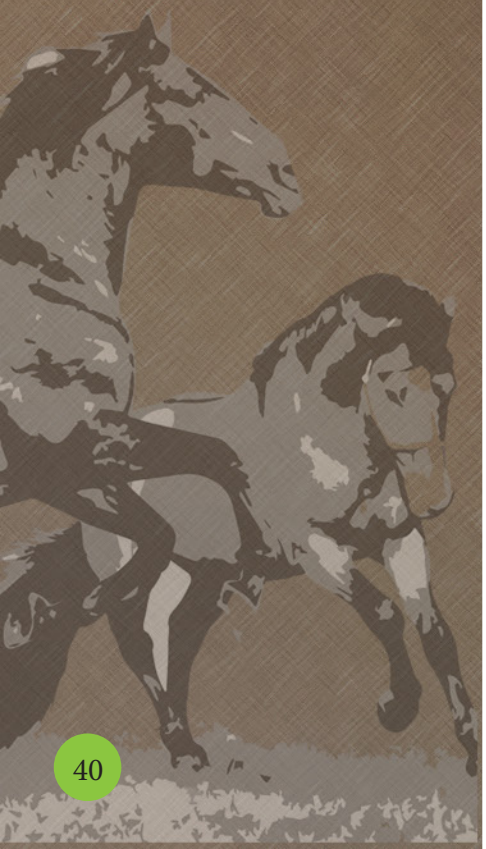
MASTER PLAN DESCRIPTION

Drainage and Water Quality



Drainage Area Legend

- Drainage Area 'A' / Off-Site
- Drainage Area 'B'
- DrainageArea 'C'
- Drainage Area 'D'
- Drainage Area 'E'
- Drainage Area 'F'
- Drainage Area 'G'
- Infiltration/Bio-Retention Basin

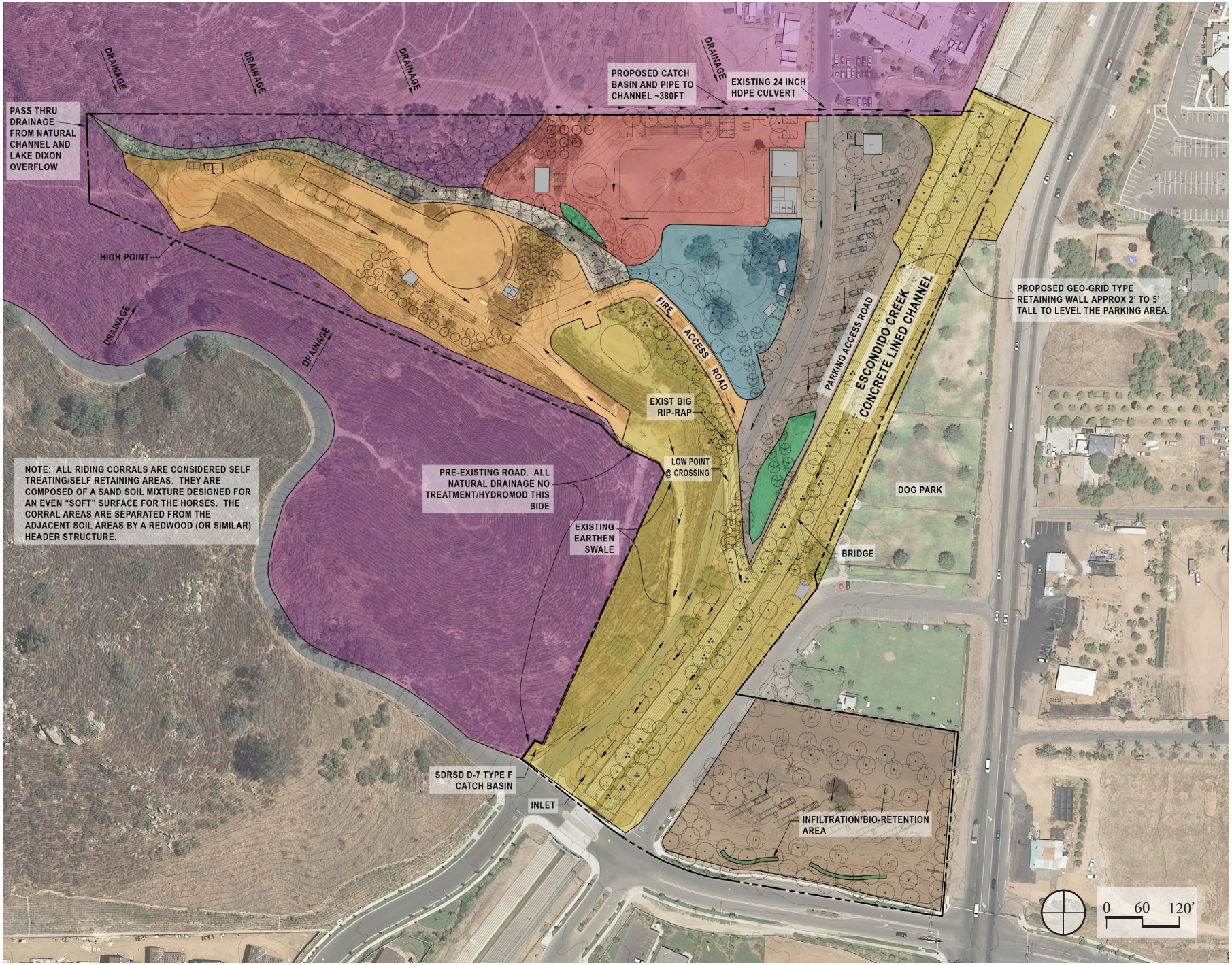


Figure 54: Drainage / Water Quality Concept Plan

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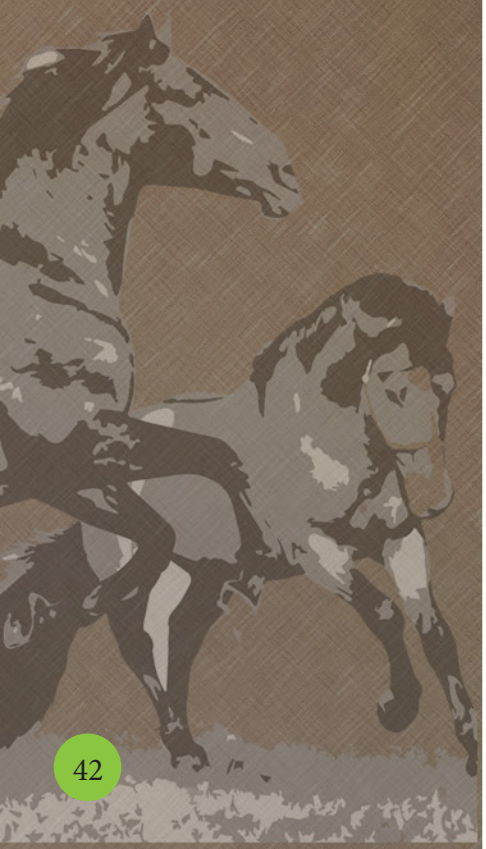
MASTER PLAN DESCRIPTION

Master Plan Elements and Materials



Master Plan Elements and Materials

The design of park elements and the material selection have been made to set the tone and character of the park. The design of all elements reflect a mexican/western ranch and are designed to be simply constructed, installed and maintained.

Key elements include:

- Buildings
- Shade structures
- Roads
- Fencing
- Walls
- Parking Lot Materials
- Lighting
- Trash Bins
- Paving
- Planting

Rustic, durable and low cost materials are to be specified.

Signage

To support the materials concept of the park and to bring in materials used outside of the park, the design of the entry monuments are simple in form and use a combination of natural stone, manufactured stone and wood-like materials.

Natural stone is used in low freestanding walls or raised planters reminescant of the historic drystacked stone walls found in the area used for terracing in the old orchards.

Manufactured stone is used on the sign walls to match the manufactured stone used in the adjacent Eureka Springs development and pillars used at the existing bridge over the Escondido Creek channel.

Wood-like material railings are used for the backdrop of signage text to blend with the new fencing throughout the park.

Entry Monument Sign #1

Figure 55: Entry Monument Sign #1

Entering Escondido from the northeast, drivers will see this entry monument at the north end of the park, next to East Valley Parkway. This monument acts as the gateway signage to the City and identifies the following nearby destinations:

- El Caballo Park
- Daley Ranch
- Escondido Humane Society
- Mayflower Dog Park
- Hidden Valley Obedience Club

Entry Monument Sign #2

Figure 56: Entry Monument Sign #2

At the corner of East Valley Parkway and Beven Drive, sits the primary entry monument for the park. Using all the same materials of each monument, this monument boldly announces the pedestrian entry to El Caballo Park. The signage is reminscent of an entry to a great rancho. The railings with signage text identifies the following:

- Daley Ranch
- Escondido Humane Society
- Mayflower Dog Park
- Hidden Valley Obedience Club

Entry Monument Sign #3

Figure 57: Entry Monument Sign #3

At the corner of Beven Drive and Save A Life drive, the third monument is located to direct visitors further into the park. Fencing is connected to the monument and continues into the park, creating a simple barrier to indicate no trespassing onto the Escondido Water Treatment Plant property on the other side of the fence.

Signage on the monument text is the following:

- El Caballo Park
- Daley Ranch
- Escondido Humane Society

Entry Monument Sign #4

Figure 58: Entry Monument Sign #4

At the staging area to Daley Ranch, a ranch-like entry gateway is proposed. With Daley Ranch signage on one side and El Caballo Park signage on the other side, this gateway acts as an entry to Daley Ranch as well as an entry from Daley Ranch into El Caballo Park. This concept emphasizes the idea that El Caballo Park is more than an entry to Daley Ranch but it is also a destination for horse riders, cyclists and hikers.

Architectural Style

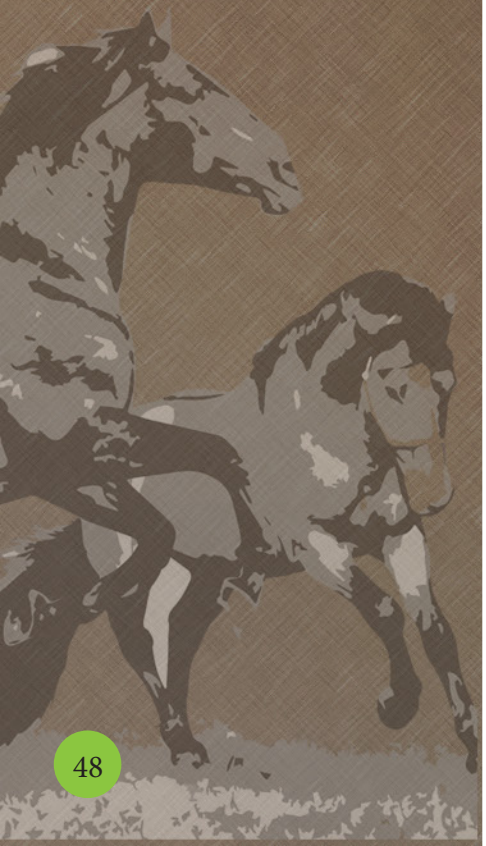
Architectural styles are to reflect an old style ranch or hacienda barn and supporting ranch structures. A combination of wood and stucco may be used.

The porch wrapping around a portion of the Community Hall will provide opportunities for community gathering, shaded seating and viewing of the equestrian and dog training activities.

Architectural Space Programming

Within the Community Hall Building(s), space shall be provided for an open hall space for public and private events, a kitchen and concessions space, an office, public restrooms and a park caretaker's apartment.

Figure 59: Architectural Styles



Stone Walls

Just inside the park boundaries, at the southwest corner, are dry stacked stones believed to be originally built to create terraces for the old citrus groves. These walls reflect the craftmanship of the ranchers.

New walls in the park will be made of similar stone and will be dry stacked. New walls may be used in various areas in the park to demonstrate historic construction methods. They may also provide opportunities to provide hands on experience for students and/or boys and girl scouts. Such walls may be built in the "Nature Exploration" area.

Figure 60: Stone Walls

Furniture

Furniture throughout the park is to be rustic and made of natural looking materials. Benches may be made of the Eucalyptus trees growing on site and are to be made at the time the Eucalyptus trees are cut down at the northwest corner of the property.

The furniture may provide opportunities to provide hands on experience for students and/or boys and girl scouts. Benches and tables may be built in the "Nature Exploration" area, picnic areas, pathways and gathering spaces. Each piece of furniture becomes a unique element representing community involvement and creates a sense of ownership by the community.

Figure 61: Furniture

Shade Structures

Shade structures throughout the park provide much needed shade in the hot summers of Escondido. They will be meeting places for families and friends to picnic or relax. Structures are to be built using corregated metal roof material and Corten steel posts and beams or large timber wood from the existing Eucalyptus to be removed from on-site.

As in some of the other built elements in the park, these structures may be built by students or boys/girls scouts with supervision with the same quality standards of any other public project.

Materials are selected to reduce the cost of park development and to follow a style of construction on a "no-frills" working ranch. Quality construction will still be required as in any other public park.

Figure 62: Shade Structures

Figure 63: Lighting

Lighting

To reduce negative impacts on the environment and native wildlife habitat, park lighting must be kept to the minimum required to meet City park requirements. Lighting will be provided in key areas around structures, the community gathering spaces and pathways, where absolutely required.

To maintain the beautiful distant views off site, the large arena is not to be lit. Tall light standards are typically used for such an arena and would distract from these views.

Lighting for the charreada arena is proposed as that area already has reduced distant views.

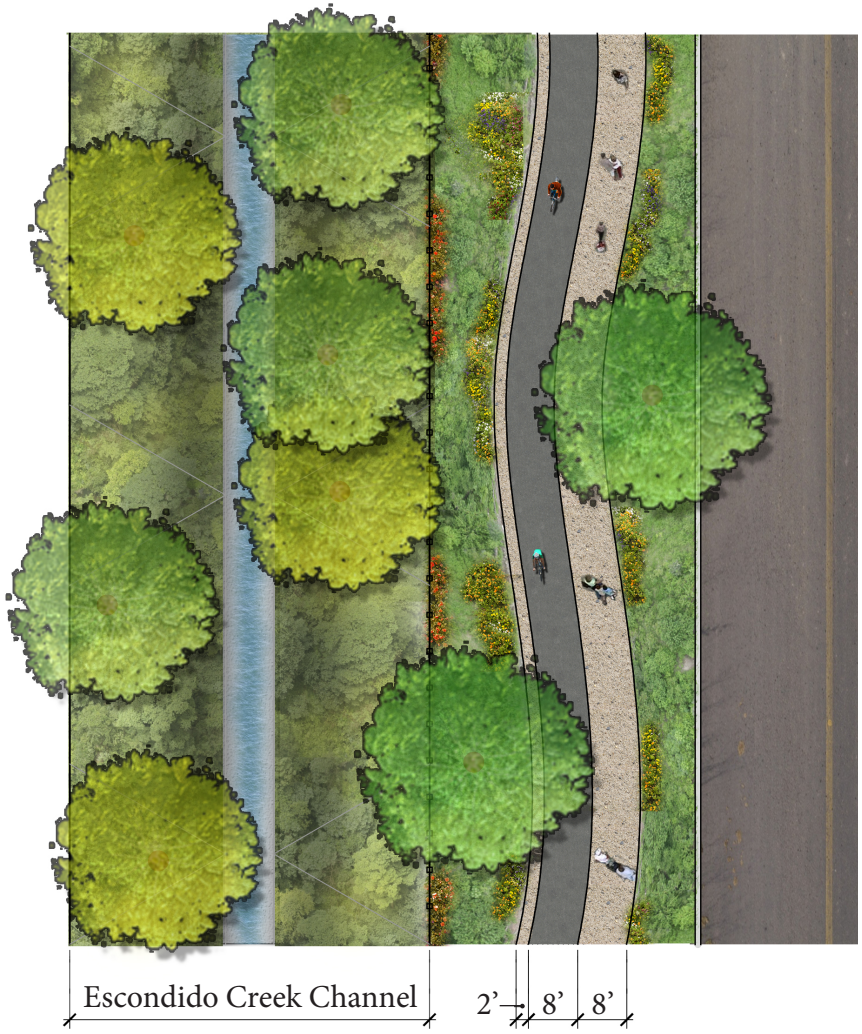
Escondido Creek Trail Extenstion

The trail will accommodate cyclists and pedestrians with special consideration of large numbers of pedestrians arriving for events in the park. The width of the trail consists of a 2' wide DG section, 8' wide asphalt and 8' wide DG section for overflow parking visitors.

The additional 8' of DG will allow cyclists to ride the trail without riding through crowds.

The extra wide trail meanders from Beven Drive to the new bridge and then narrows down to a 12' wide trail consisting of 2' wide DG sections on each side of an 8' wide asphalt path.

Figure 64: Escondido Creek Trail Extension



Escondido Creek Trail Extension

A 4-Rail fence, 5' high, will separate the trail from the Escondido Creek. Native plants will be used for the length of the trail with vines spaced intermediately along the fence line.

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MASTER PLAN DESCRIPTION

Master Plan Elements and Materials

Parking Lot Tire Stops

Adding to the natural rural character of the park, log tire stops are to be used in all parking areas, except at trailer spaces. The logs are to be made from the existing Eucalyptus trees on site and will help identify locaton of each parking stall.

Figure 65: Parking Lot Tire Stops

Figure 66: Hitching Posts

Hitching Posts

In various locations throughout the park, hitching posts are strategically located for temporarily holding horses. These posts are to be constructed using treated wood posts and cross beams made from the existing Eucalyptus trees on site.

Escondido Creek - Potential Modification

The existing Escondido Creek, running along the east side of the park, is lined with concrete and has a concrete bottom. The master plan proposes to modify the creek, beginning at the north end of the concrete channel by removing the concrete sides and a portion of the concrete bottom replacing the concrete with vegetation as shown in the drawing to the right.

With the addition of trees and grasses, the creek will create a stronger visual connection between the Mayflower Dog Park and El Caballo Park and promote natural solutions to stormwater drainage.

An 8' wide concrete path is proposed to facilitate ongoing maintenance access.

Careful hydrologic flow analysis must be conducted prior to developing any details for this work. Drawings in this report depicting such modifications are conceptual only and not based on detailed studies.

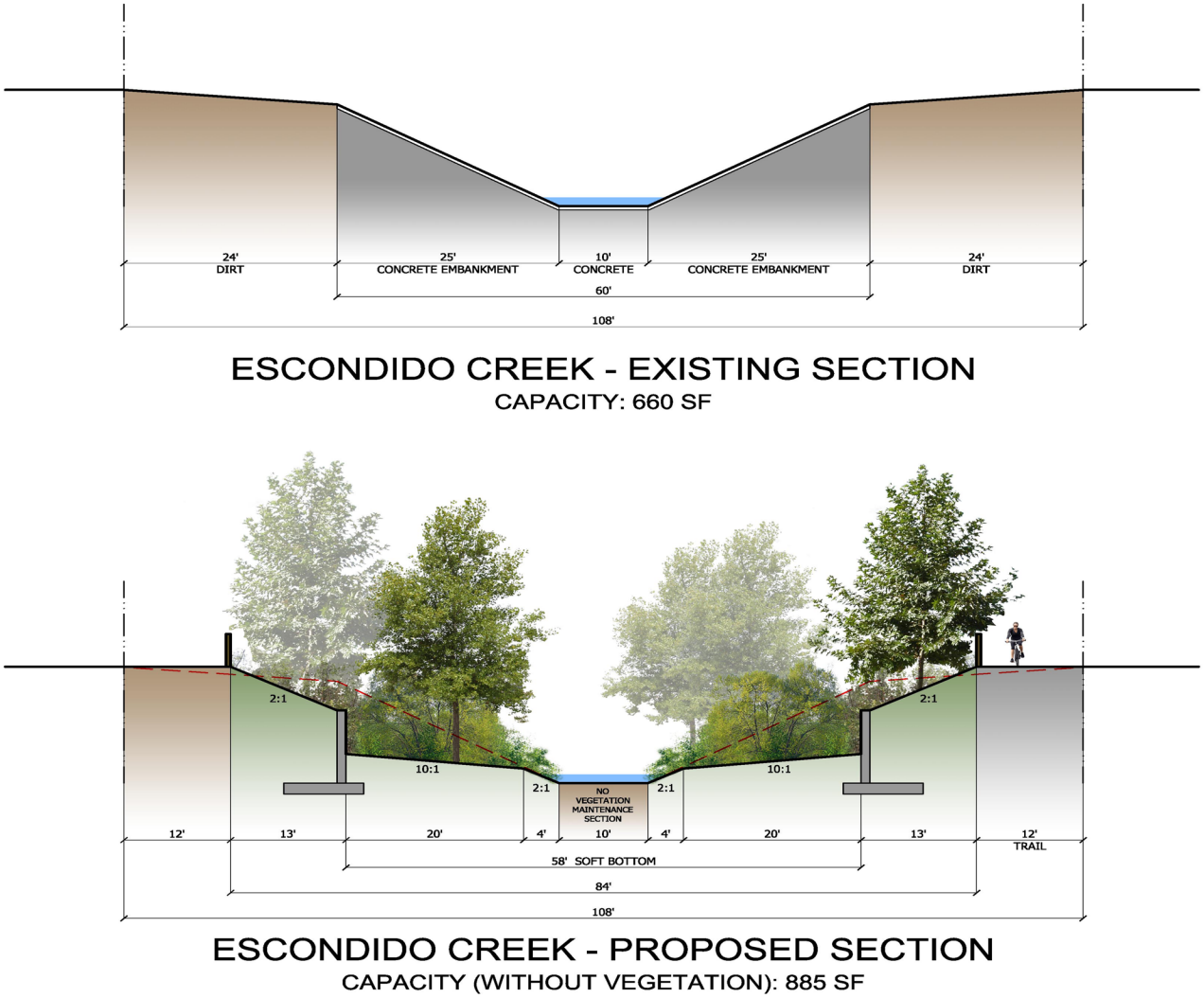

Figure 67: Escondido Creek Potential Modification

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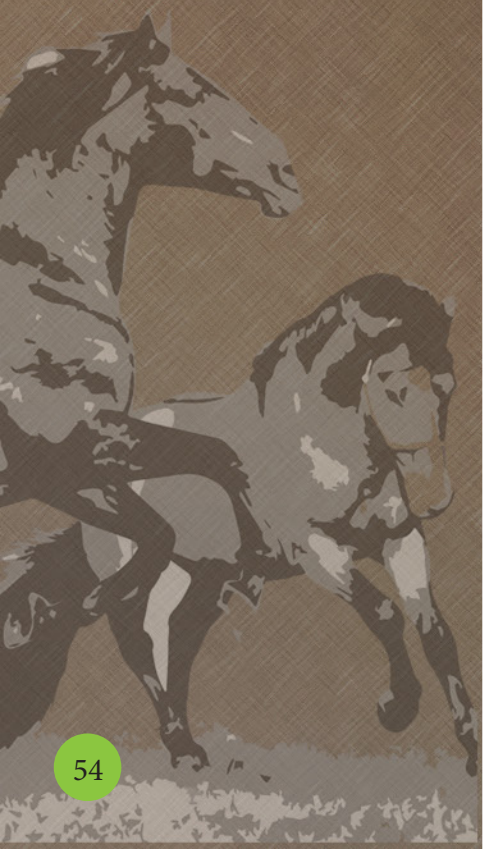
MASTER PLAN DESCRIPTION

Fencing Master Plan



Fencing Master Plan Description

Fencing throughout the park is intended to control movement of people and animals for a safe park. Where potential conflicts exist for horses and people, low to moderate height fencing is proposed and where animals need to be contained, high fencing is proposed.

Fencing is comprised of five different types serving different purposes but complimenting the mexican/western ranch style.

Fencing types include:

- 2-rail fence
- 3-rail fence
- 4-rail fence
- Pipe rail fence
- Pipe rail fence with wood siding

The 2, 3 and 4 rail fencing materials are of recycled material for durability and reduced long term maintenance. Vinyl fencing is not to be used in the park. Color is to be a dark brown or black.

Four rail fencing is to be used in areas requiring the most control and safety. Three rail fencing is to be used where moderate control and safety is required and two rail fencing is to be used where minimum control and safety is required but some control is needed.

Standard pipe rail fencing is used in portable round pens and is to have V-mesh fencing attached to the bottom three feet and on the outside to prevent unwanted entry of dogs and other animals that may alarm horses inside. Permanent round pens, Therapeutic arena and the large arena are to have flexible railings for safety.

Fencing Legend

- Pipe Rail Fence
- 2 Rail Fence
- 3 Rail Fence
- 4 Rail Fence
- Existing Arena Improved Fence

Fencing for the Charreada arena is to have smooth surface siding on the inside of the arena to protect all animals and riders. Stone veneered posts , 24" square, wrap around the circular portion of the arena at 16' on center with standard pipe posts centered between the stone posts.

Two rail fencing is proposed to identify "No Trespassing" onto Water Treatment Plant land. Fencing will have "No Tresspassing" signage spaced along fence line.

For night-time security, a simple vehicular gate is located at the entry to the park along Save-A-Life Drive.

Fencing along East Valley Parkway is to be coordinated with the work associated with the widening of East Valley Parkway.

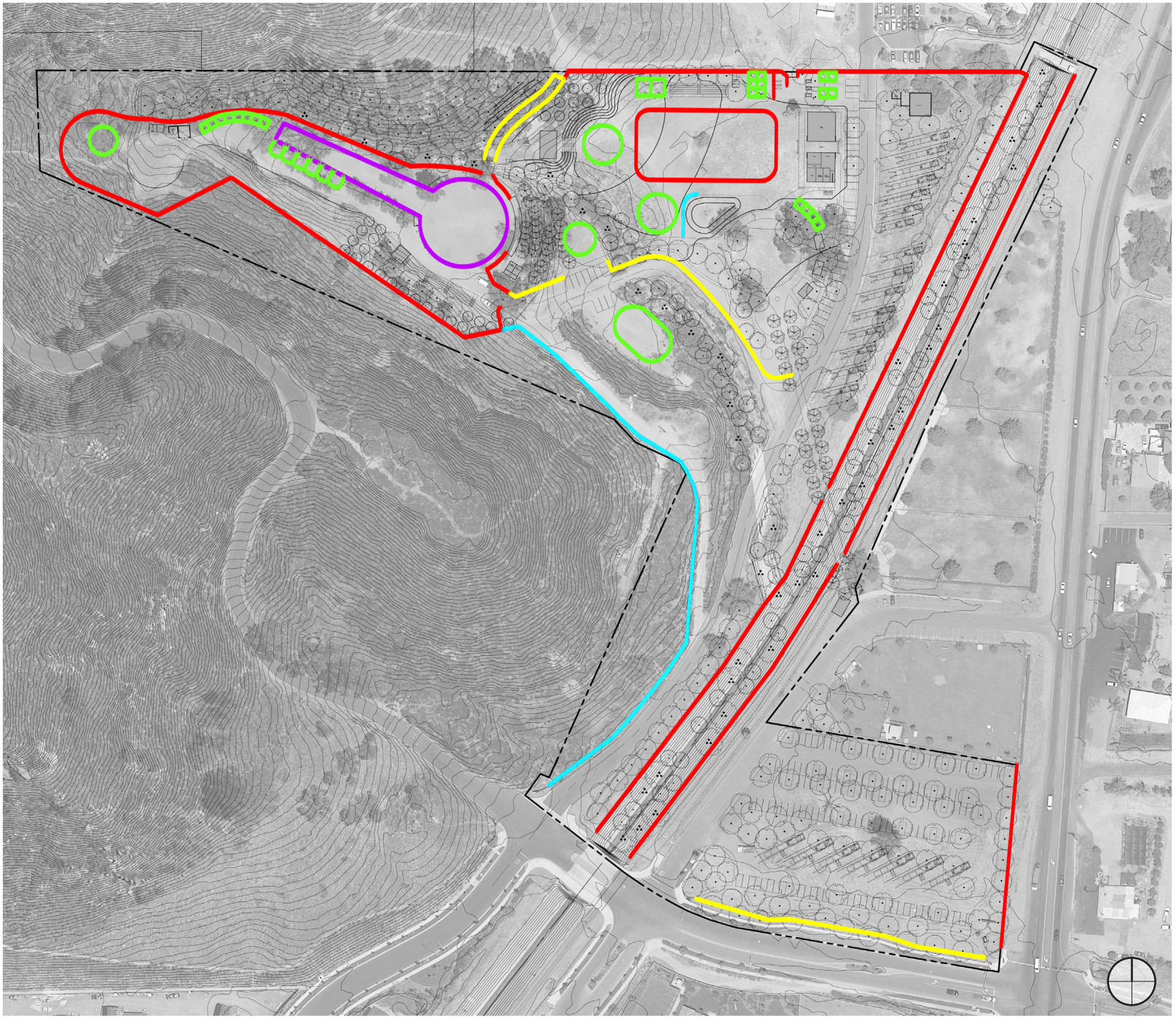


Figure 68: Fencing Master Plan

2-Rail Fencing

3-Rail Fencing

Figure 69: Fencing Types

4-Rail Fencing

Pipe Rail Corrals with Shade Structure

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MASTER PLAN DESCRIPTION

Park Maintenance

Revenue Generation Opportunities

Park Maintenance:

The design of the park and the selection of potential materials are based on the need for long term sustainability at minimum costs to the City. It is suggested that a caretaker will live in an apartment above the Community Hall Building and in exchange for rent, the caretaker will maintain the park.

The use of nearly all native plants, with the exception of the lawn areas, will reduce the amount of landscape maintenance required.

The park lawn will be of a type that does not spread through rhizomes and must be mowed at intervals to ensure it never goes to seed. Where lawn is outside of the circular paved area, the lawn is to have a natural edge, allowing the lawn to have an informal line. This will reduce the need for "weed eating".

A potential maintenance solution for equestrian areas is to allow a regular user group to hold events free of charge in exchange for regular maintenance of the area.

Revenue Generation Opportunities:

To help cover costs of maintaining the park, several opportunities exists within the design of the park to generate revenue for the City of Escondido. Opportunities to charge a space rental or lease fee include:

- Equestian events inviting an audience. This may include charreadas, rodeos, dressage, etc. This would apply to the use of the existing arena and the large lower arena.
- Businesses, except non-profit organizations, wishing to use the therapeutic riding arena or other arenas for therapy or experiential learning classes.
- Events involving dog training or shows.
- Short term overnight trailer parking for multi-day use of the trails in Daley Ranch.
- Private events using the Community Hall Building
- Food concessions in Community Hall Building
- Food Trucks for special events

Revenue Generation Opportunities:

Creating spaces that are desireable to rent for the day or weekend will bring in revenue to support the operating costs of the park. In addition to equestrian events of many types, there are businesses that may use the facility to run classes based on "experiential learning" and may pay a fee to use the park.

Experiential Learning Courses Using Horses

Rodeos

During these events, Food Trucks may also pay a fee to provide their services.

Private parties or meetings may also provide revenue to the City by paying fees to use the Community Hall building.

Private Events in Community Hall

Chareadas

Food Trucks at Events

Planning Process

Planning Process

Prior to developing any portion of the master plan, the first public workshop was held to listen to what the public had to say about the park. It was important to the design team to not present any preconceived ideas so that the public was not influenced in any one direction. This approach would help create a sense of ownership of the final master plan by the citizens attending the meetings.

Each workshop asked the public to interact in design charettes, communicate with each other and then present their unique ideas from each table. These ideas were then discussed amongst the entire room to flush out what ideas worked best for the public's needs.

Between workshops, the design team prepared plans, based on the public's input, and returned to the next workshop to gain valueable input again. (See Figure 70)

EL CABALLO PARK MASTER PLAN

COMMUNITY MEETINGS ANNOUNCEMENT

Meet Tim Smith, President of Wynn-Smith Landscape Architecture, Inc., to learn about the process, timeline, and project concepts for the proposed El Caballo Park–a potential new equestrian-oriented public recreational facility.

All events will be held at:

East Valley Community Center
2245 East Valley Parkway

- Saturday, September 21, 12:30–3:30 p.m.
- Thursday, October 10, 6:30–8:30 p.m.
- Thursday, November 14, 6:30–8:30 p.m.

A special site visit will be held on Saturday, September 21, from 4:00–6:00 p.m., at the proposed El Caballo Park site, at 3410 Valley Center Road.

For more information contact Loretta McKinney, Director of Library and Community Services, at 760.839.4871 or lmckinney@escondido.org.

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PLANNING PROCESS

Workshop #1

At the first workshop, the proposed boundaries of the park were presented, as provided by the City, along with a general understanding of the site history and current uses.

The public was asked to write down their thoughts about the following topics as they relate to the future development of the park.

Community Input Topics

- ETHOS AND VOICE
- RELEVANCE AND IMPACT
- EDUCATION
- COMMUNITY ENGAGEMENT
- VISITOR FEATURES
- OTHER ISSUES

(See figure 72 for responses to these topics.)

After a discussion of these ideas, they were asked to rank which park elements were most important to them and to add any additional elements that were missing from the chart. (See figure 71.)

Finally, the public was asked to visit the site with the design team to discuss analysis of the site and to share with the team what they saw as the unique characteristics of the site.

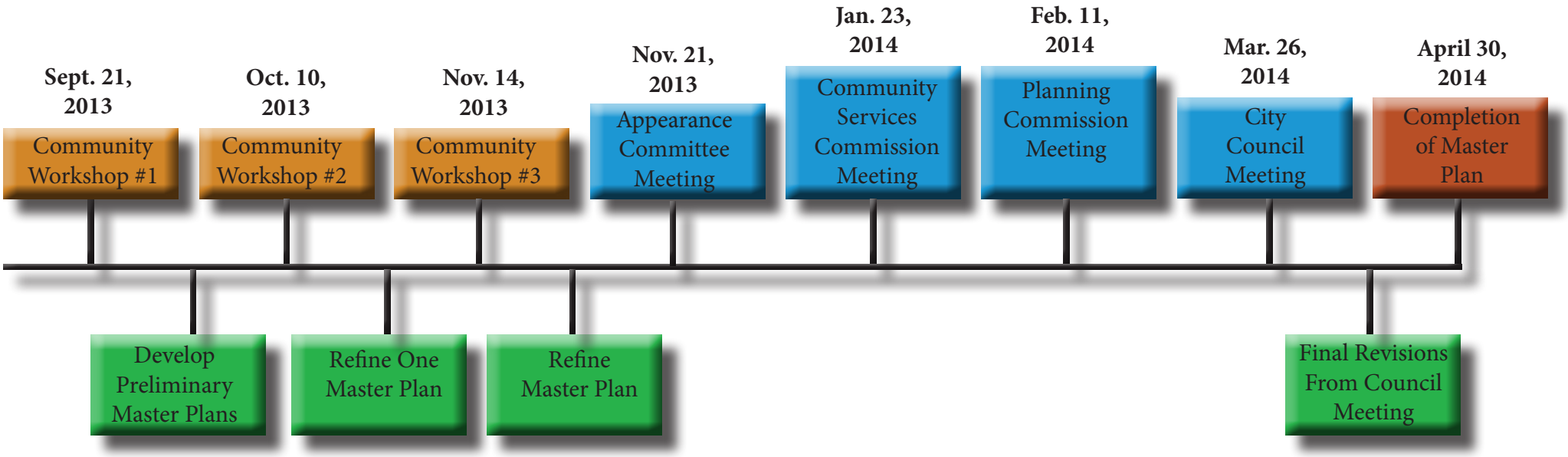

Figure 70: Project Timeline

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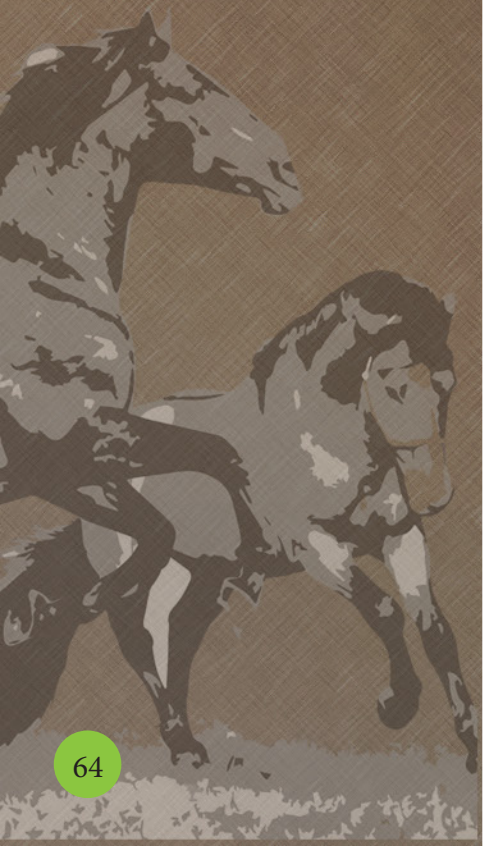
PLANNING PROCESS



Potential Program Elements Chart

The following program elements chart was provided at the first workshop to give the public an opportunity to indicate what was most important to them by placing a dot next to the program elements.

EL CABALLO PARK MASTER PLAN - POTENTIAL PROGRAM ELEMENTS

SAT., 9-21-13 COMM. WS. #1

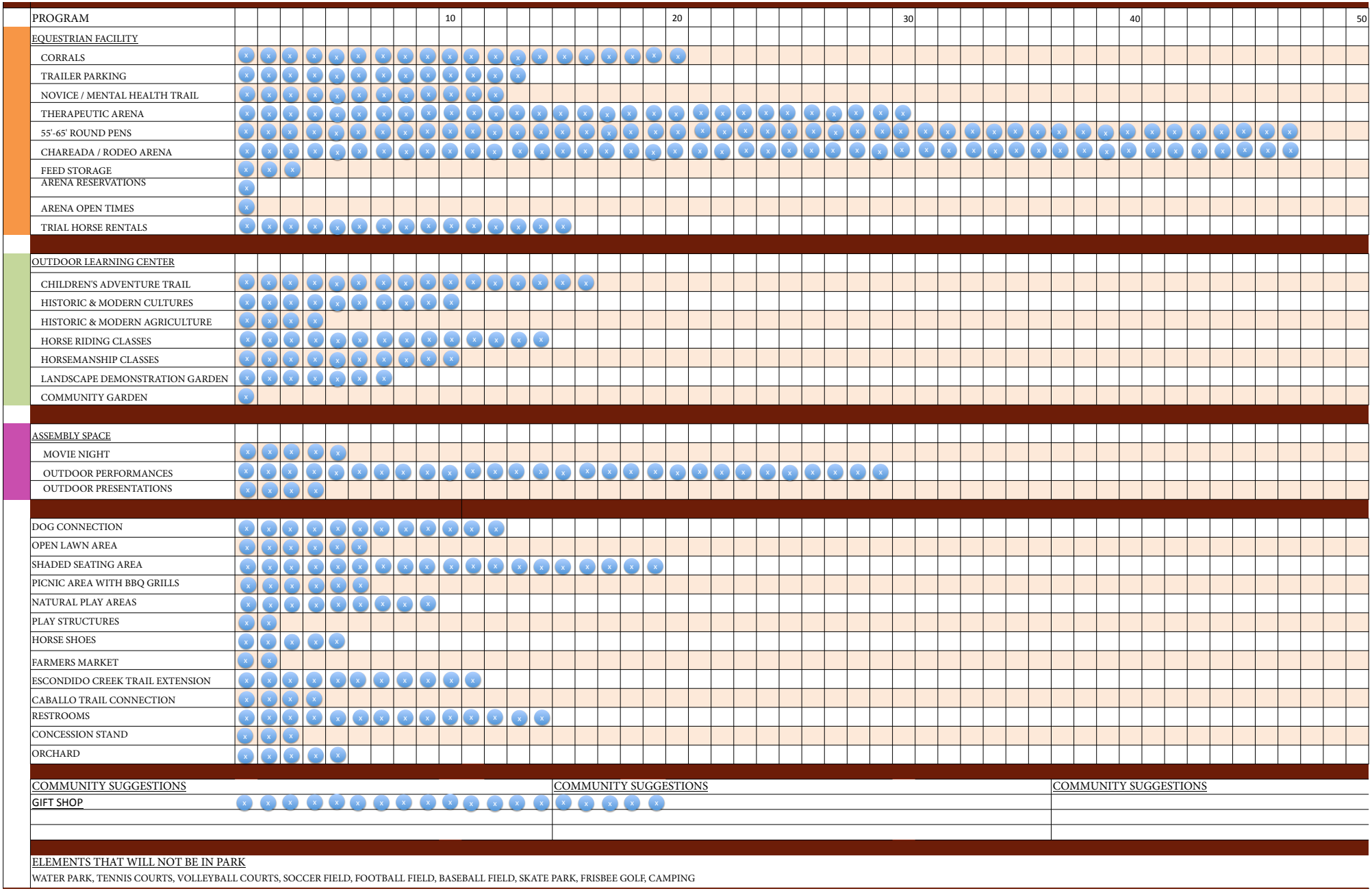


Figure 71: Potential Program Elements Chart

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PLANNING PROCESS

WYNN · SMITH
LANDSCAPE
ARCHITECTURE, INC.

Workshop #1 – Community Input (Based on comments written by the residents.)
Workshop Meeting: 9-21-13

1. Ethos & Voice
    - Preserve Past & Protect the Future
    - Park will provide history and traditions of Mexican era cattle ranches, which were the foundation of our current communities in Southern California
    - 4 legged facilities
    - Heritage - Agriculture
    - Peoples park
    - Preservation of Nature/Wilderness/Environment
    - Welcome to the North of City
    - Regional Jewel
    - Eco Tourism
    - Unity
    - Involvement
    - Responsibility for the Community
    - Teaching Compassion for animal and humans
    - Build a better and safer Escondido
    - Open & Inviting Connections for the Community

2. Relevance & Impact
    - Unique activity
    - Regional activity
    - Enriched recreation
    - Engage youth participation – no violence
    - Habitat protection – 80 acres
    - Artifact Protection
    - Provides real connection to nature
    - Clean environment
    - Area has a sense of place
    - Beautify Escondido
    - Attract Business & Tourism
    - Connection to other communities & rec. trails
    - Can promote donations
    - Help with obtaining grant money

Figure 72: Community Thoughts

- Employment
- Help community integration improved relations
- Role model, behavior, for youth & others
- Youth get skills relating to animals, agriculture, farming, nature in general
- Promote family activities
- Interacting with Animals and Nature
- Partner w/ Valley High School (schools)
- Provides opportunities for future generations
- Gateway - to complement areas as Humane Society and Daley ranch
- Connection to the past – historic features
- Out door exercise
- Free features

3. Education
    - Teaching History of Rancho Origin
    - Horsemanship classes
    - Habitat education
    - Community responsibilities'
    - Spanish traditions and culture
    - Early Californian traditions
    - Teach kids& Veterans the Charro traditions
    - Native American History
    - Animal Husbandry/ Value & Importance
    - Therapeutic Riding
    - Accessible to all
    - Riding lessons / Care
    - Other farm animals
    - Goats for brush control
    - Equestrian skills for urban users
    - On-site educational events (Hawk Talk)
    - Natural Therapies – equine, canine, etc….
    - Grant writing
    - Donations
    - School field trips
    - Summer camps

4. Community Engagement
    - Hiking, biking, trails
    - Classes to maintain horses
    - Classes about flora/fauna

- Charro history, where it came from, how it's maintained
- Other cultures to integrate and learn our Spanish Mexican/American culture
- Keep young kids out of trouble by exposing them to horses
- Participate in parades with horses
- Engage in making positive changes in the community
- Help the elderly by providing them with classes (horse)
- Bring together different age groups (cultures)
- Teach social skills
- Stay active by learning sport of charros
- Eagle scout (boy & girl scouts) Projects – educational/corral building
- July festival
- Rodeo Events – Flyers
- Movies in Park
- Food Truck Events
- Concerns with increase traffic from new engagement events
- Educational approach – sports/ environment / historic
- Veterinarian internships/ job shadows
- Horse/dog Therapy (disabled persons)
- Volunteer Programs
- History of Escondido family
- Engage through news papers
- Facebook presence
- Web site incorporation w/ City Escondido & others
- Historic ranch equipment
- History/citrus/archeological displays
- Clean separate picnic areas

5. Visitor Features
    - Open space
    - Easy access
    - Signage for horses/ dogs/ education/ information
    - Restrooms
    - Lighting
    - Walkways/hiking trails

- 4 legged animal facilities
- training classes
- scout campsite
- Therapy appropriate trails & corrals
- Landscaped walkways
- Connection to all features – pedestrian/ bicycle/ equestrian
- User rules and education display
- Horse rentals
- Riding lessons
- Corrals
- Fencing – non offensive to direct pedestrians
- Link to river walk
- Update charros arena
- Handicapped facilities
- Secure bicycle rack
- Horse trailer facilities
- Water fountains animal/ human
- Trash + recycle facilities
- Gift shops / photos
- Snack bar
- Art studio – display boxes for events
- Museum of horse history
- Location maps of the facilities
- Concerts / Dances
- School for Escaramuzas
- Maintain / preserve cultural roots
- Have the best charro arena in the state
- Amphitheater/ horse shows
- Therapeutic arena's/ disabled persons/ war veterans/ beginners
- Mounted police - Appropriate security
- Mex/American fountain
- Orchards w/avocado and oranges
- La cantina 2 de oros
- Sign statement: To manage & Preserve the natural beauty of the biological open space of SPA 5 of Escondido's northeast gateway and to establish and maintain within it. The park for active and passive recreational amenities for the community residents.

6. Other Issues
    - Footprint of park should be 80+ acres
    - Management of the park?
    - Fund raising + Control?
    - Master lease-subleases?
    - The charros are representing the City of Escondido to the rest of California with the sport of Charreada as in the name of our association. The Charros De Escondido
    - Legal relationship with Escondido Park Conservancy
    - Therapy use Trails
    - Define land use along creek
    - Propose to the City Council that best use would be the entire 80 acre property, primarily to protect & preserve the area into the future.

Workshop #2

Workshop #2 focused on presenting, in bubble diagram format, three different concepts of the proposed activities and potential layout of the spaces based on the input received from the public during the first workshop.

These concepts represented various concentrations of equestrian activities, community gathering spaces and parking configurations.

The general comments from the workshop were the following:

- PARK SHOULD NOT RESEMBLE AN URBAN PARK
- PARK MUST NOT FEEL CRAMPED
- EQUESTRIAN AMENITIES ARE VERY DESIRABLE
- BRING AS MUCH PARKING INTO THE PARK AS POSSIBLE
- PROVIDE A VARIETY OF WAYS PEOPLE CAN USE THE PARK
- DO NOT FORGET CYCLISTS, HIKERS AND DOG LOVERS
- THE PARK SHOULD BRING PEOPLE OF VARYING BACKGROUNDS TOGETHER

Three Concept Plan Options (Bubble Diagrams) Presented

The following three bubble diagrams represent the plans shown to the public. The "bubble areas" represent how spaces relate to each other, rather than the shapes of the spaces.

These plans focus on how large areas could be used and how different types of circulation such as pedestrian, vehicular and equestrian move through the site.

The public responded to each of these concepts, which drove the design that was presented in the following workshop.

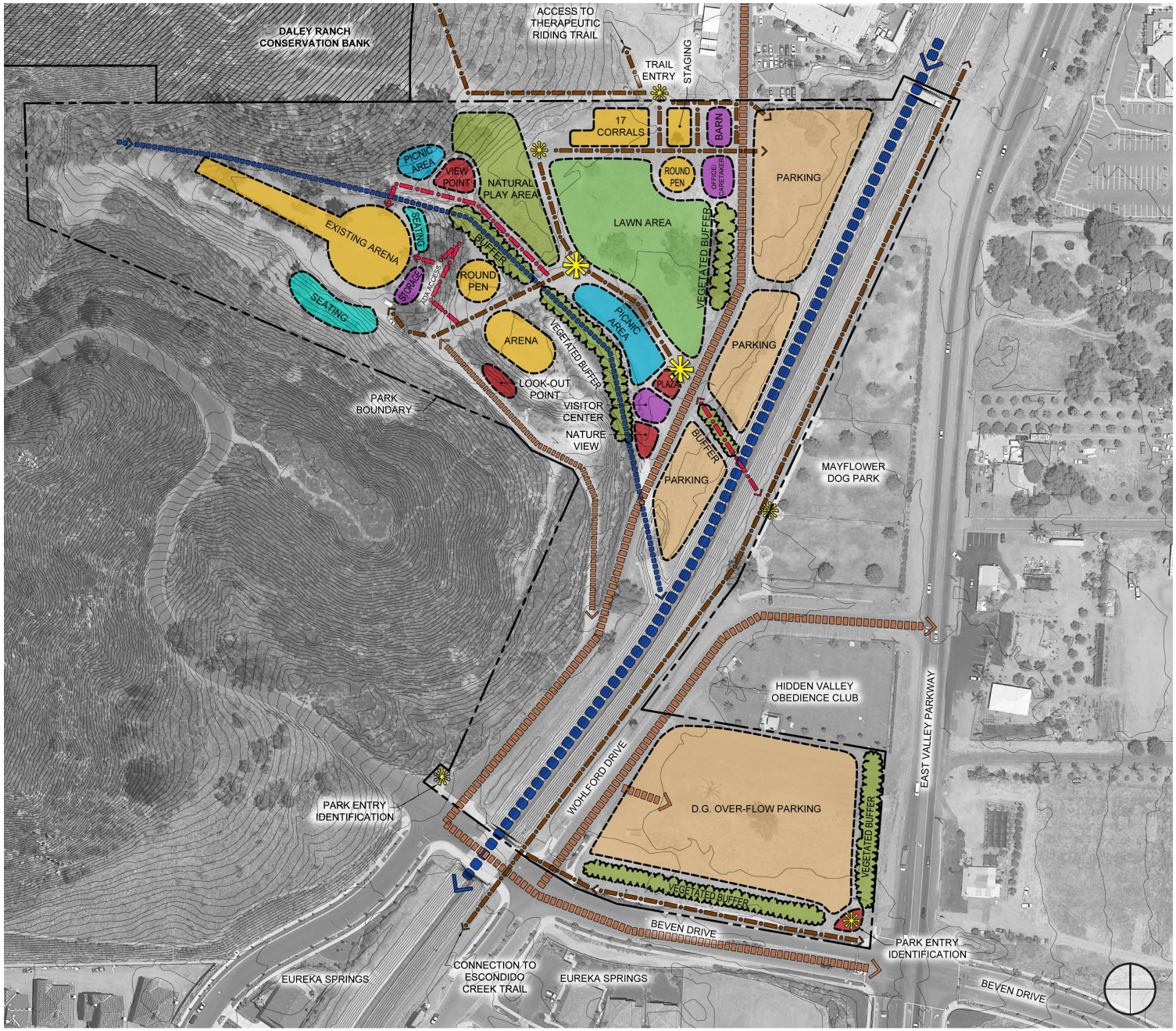

Figure 73: Bubble Diagram #1

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PLANNING PROCESS

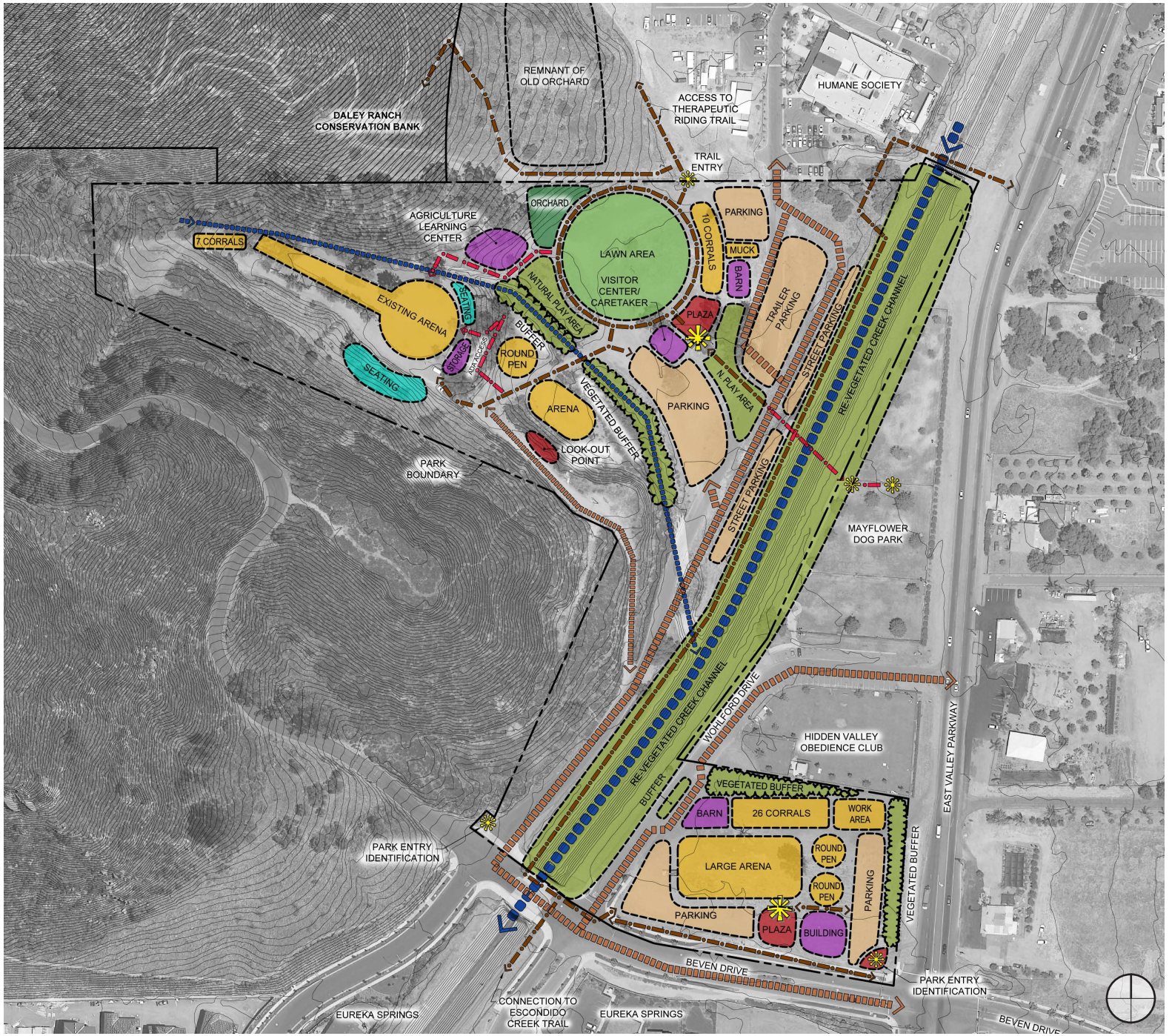

Figure 74: Bubble Diagram #2

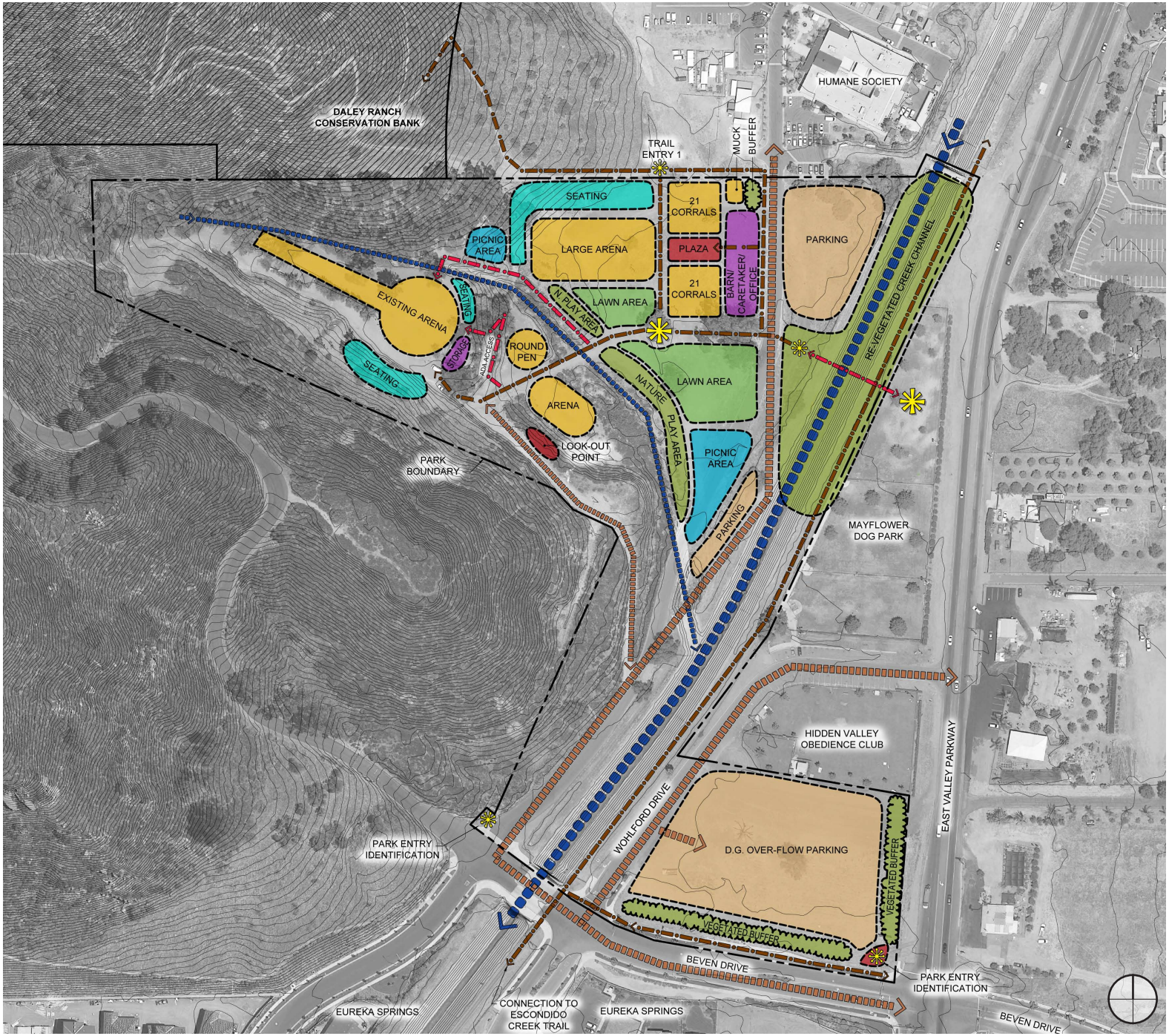

Figure 75: Bubble Diagram #3

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City of Choice

PLANNING PROCESS

Workshop #3

During Workshop #3 the preliminary master plan was presented to the public and the public was given the opportunity to provide input, again, regarding tweaks to the plan.

The plan was prepared based on the community input from the previous workshop including desireable elements from each of the three bubble diagram concepts and merged into one hybrid draft plan. The general responses were the following:

- "We like the master plan just as it is."
- Move the horse trailer parking in the overflow parking to the south side of the lot.
- Add animal security fencing all around the existing arena space to protect a loose animal.
- Add cyclists' resting spot with drinking fountain at corner of Beven Drive and East Valley Parkway.
- Add changing room/structure at existing arena for Escaramuzas.
- Add more corrals at existing arena.
- Add a vehicular turn-around space west of the existing arena
- Make a more spacious entry to Caballo Trail
- "We love the plan."

DALEY RANCH PRESERVE
ESCONDIDO HUMANE SOCIETY
EXISTING ARENA
MAYFLOWER DOG PARK
WOHLFORD DRIVE
HIDDEN VALLEY OBEDIENCE CLUB (HVOC)
VALLEY PARKWAY
BEVEN DRIVE

Site Analysis

Site Analysis

Adjacent Properties and Land Use

Surrounding El Caballo Park are a variety of land uses and land types. To the east is the Escondido Water Treatement Plant. Built in 1976, the plant treats all water coming from several sources and then distributes the water throughout the City. It also provides water to the Vista Irrigation District (VID).

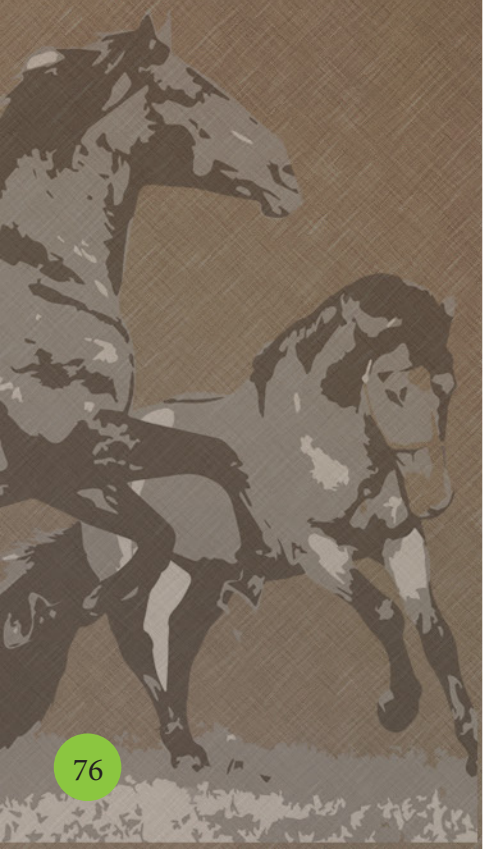
The plant sits approximately 300 feet above El Caballo Park.

North of the project site is Daley Ranch Preserve with over 3,150 acres and more than 25 miles of trails open to horses, pedestrians and cyclists.

On the Northeast side of the park is the Escondido Humane Society, which leases 10 acres from the the City of Escondido. With 57 staff members and over 800 volunteers, the Humane Society uses the park area to walk dogs until they have found homes.

East of the park is the Mayflower Dog Park (MDP) which is heavily used during the weekends and moderately used during the week. The MDP is grassed with spotted locations of trees. Just south of MDP is the Hidden Valley Obedience Club which also leases their land from the City. The club offers dog obedience classes and puts on dog shows regularly, using much of the exsting dirt lot south of its southern border.
At the southeast corner of the park is a vacant dirt lot used for informal parking. The Mayflower Oak Tree is within this lot but is no longer living.

South of the park is the Eureka Springs housing development consisting of 170 houses on the west side of East Valley Parkway and 170 houses on the east side.



Soils Analysis

Soil type locations are general and provided by the City for this report. For soil improvements related to planting, more detailed soils analysis should be performed.

Slopes indicated are an average based on area within the park boundary and outside of the park boundary. Slopes inside the boundary lines may not reflect the percent slope indicated in the legend.

Site Soil Legend

- Park Boundary
- Cieneba - Fallbrook Rocky Sandy Loams, 30 to 65 percent slopes, erode
- Friant Rocky Fine Sandy Loam, 30 to 70 percent slopes
- Vista Coarse Sandy Loam, 9 to 15 percent slopes
- Visalia Sandy Loam, 0 to 2 percent slopes

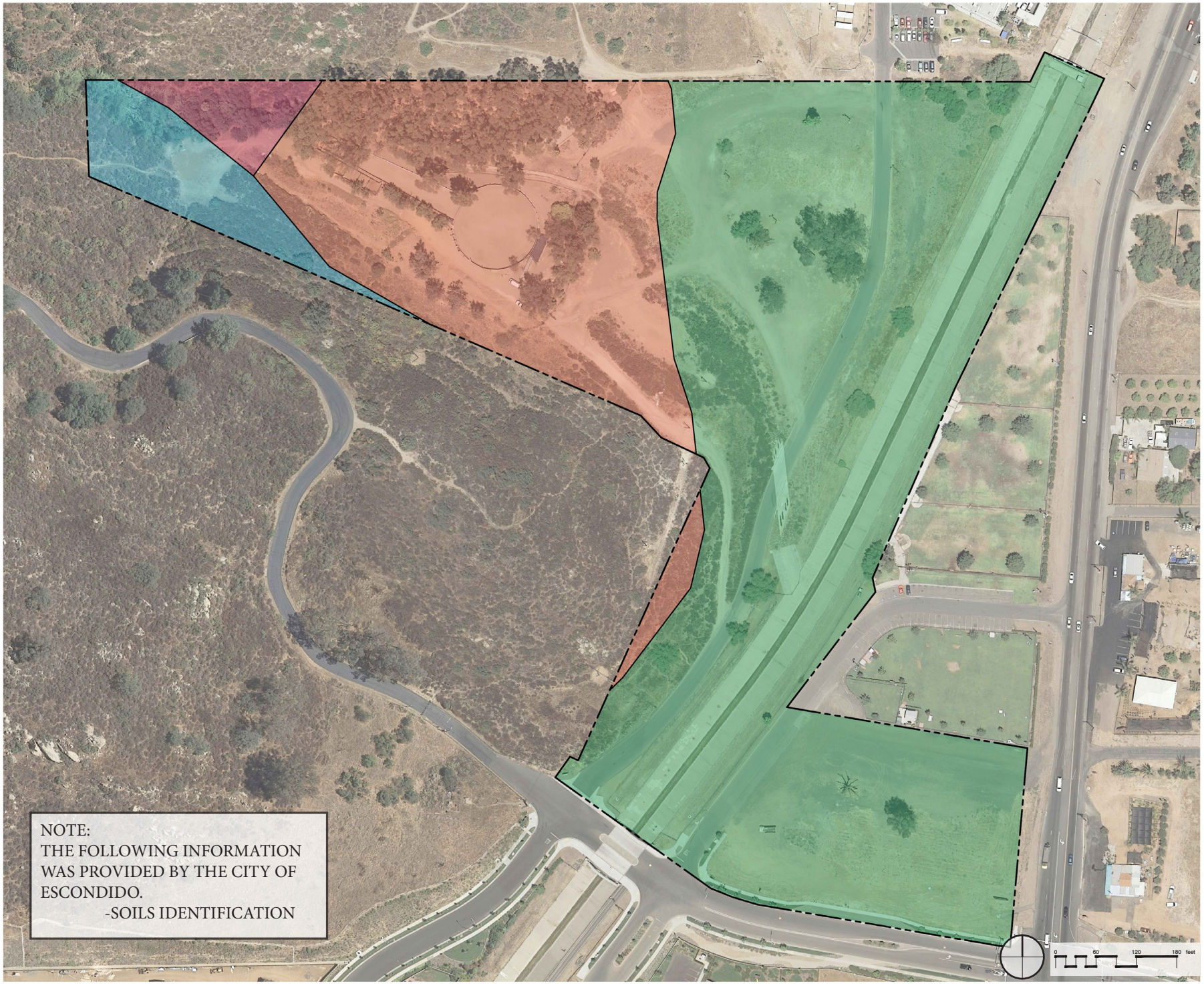
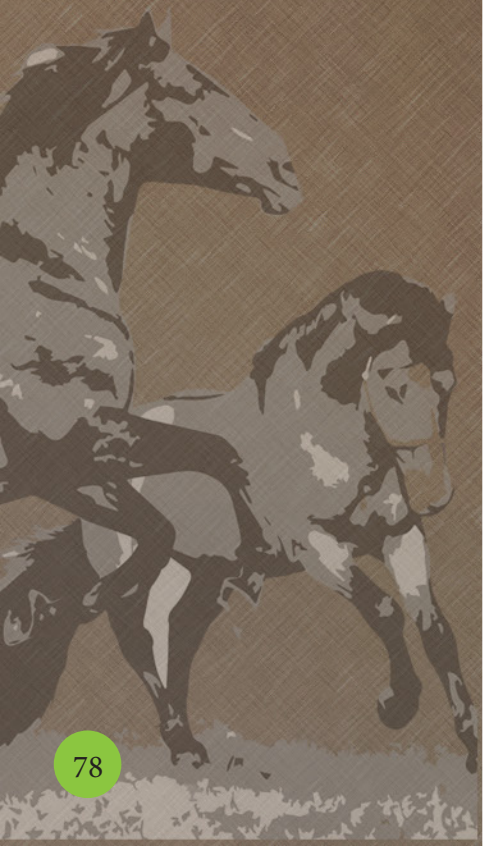


Figure 76: Soils Analysis Plan



Vegetation Analysis

The Vegetation Analysis plan, on the following page, originated from a report prepared by Helix Environmental, entitled, "Escondido Water Distribution Yard Relocation Fatal Flaws Analysis", dated January 25, 2012.

See Table 1 and Table 2 for area quantities and mitigation requirements for each habitat. These tables are also found in the Helix Environmental report.

Site Vegetation Legend

- 'Helix' Study Area
- Southern Willow Scrub - Disturbed
- Mule Fat Scrub
- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Non-Native Grassland
- Non-Native Vegetation
- Eucalyptus Woodland
- Disturbed Habitat
- Developed

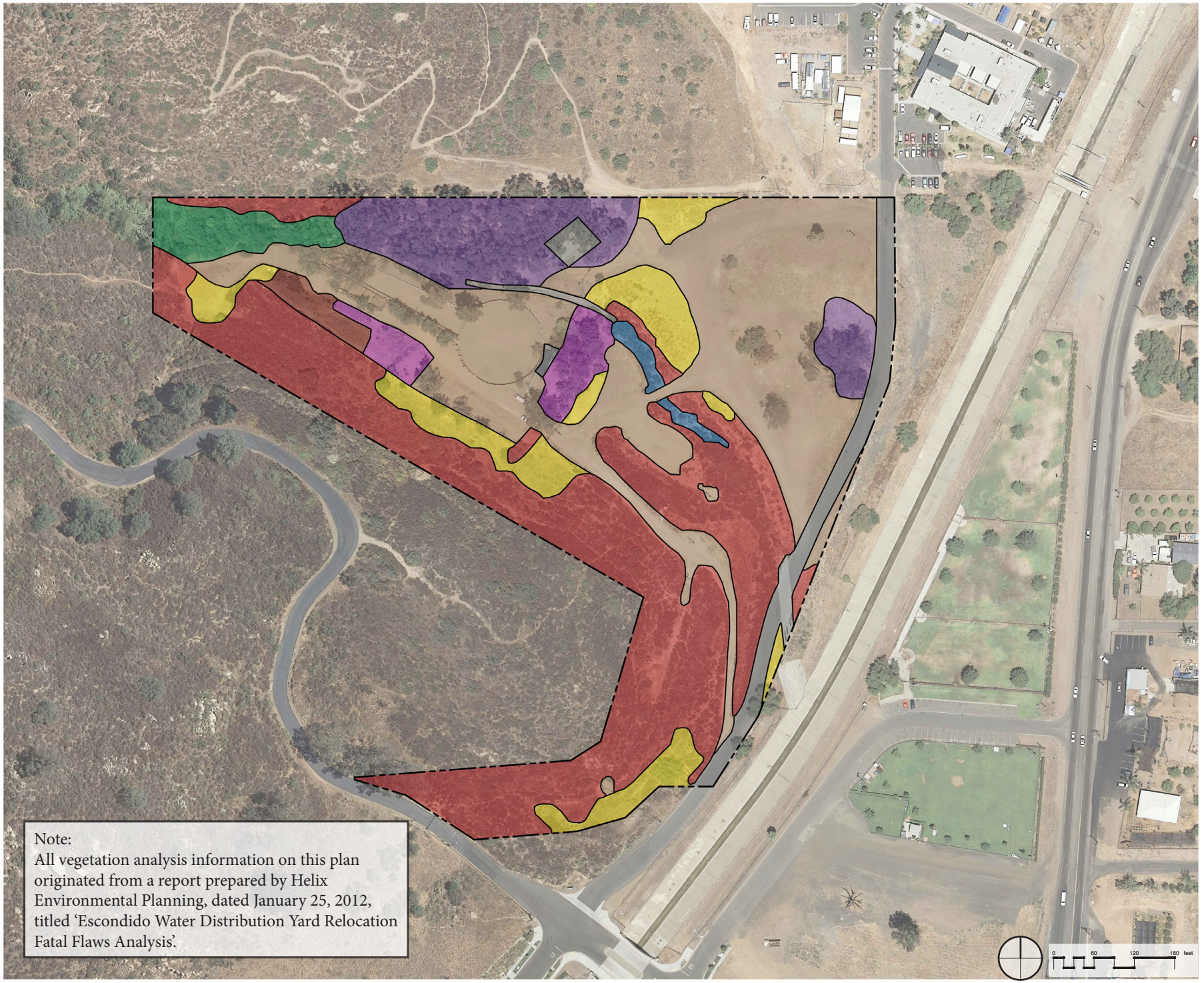


Figure 77: Vegetation Analysis Plan

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EXISTING CONDITIONS

Vegetation Analysis

Table 1 VEGETATION COMMUNITIES		
VEGETATION COMMUNITIES	HABITAT GROUP*	ACRE(S) WITHIN STUDY AREA+
SOUTHERN WILLOW SCRUB (DISTURBED)	A	0.39
MULE FAT SCRUB	A	0.12
DIEGAN COASTAL SAGE SCRUB (INCLUDING DISTURBED)	C	4.60
NON-NATIVE GRASSLAND	E	1.20
EUCALYPTUS WOODLAND	F	1.20
NON-NATIVE VEGETATION	F	0.04
DISTURBED HABITAT	F	4.50
DEVELOPED LAND	F	0.07
	TOTAL	13.2

Figure 78: Vegetation Communities

Table 2 MITIGATION STANDARDS FOR IMPACTS TO NATURAL VEGETATION AND HABITAT	
HABITAT GROUP	IMPACTED HABITAT INSIDE FPA
A. Wetland/Riparian - coastal salt marsh, alkali marsh, freshwater marsh, estuarine, salt pan/mudflats, riparian forest, riparian woodland, riparian scrub, vernal pool, disturbed wetland, flood channel, freshwater	no net loss replacement goal (Replacement ratio 1:1 to 3:1)
B. Rare Upland - beach, southern coastal bluff scrub, maritime succulent scrub, southern maritime chaparral, Engelmann Oak woodland, Coast Live Oak woodland, native grassland	3:1
C. Coastal Sage Scrub - coastal sage scrub, coastal sage/chaparral mix	2:1
D. Chaparral - chaparral, excluding southern maritime chaparral	1:1
E. Annual Grassland - annual (non-native) grassland	0.5:1
F. Other - disturbed land (including ruderal), agricultural land, eucalyptus	None

Figure 79: Mitigation Standards

*Habitat Groups, as identified in the Escondido Subarea Plan Public Review Draft (2001), are assigned based upon the rarity of the resource and are used for determining mitigation ratios.

Habitat Groups are assigned on a scale of A through F, with A being the most sensitive and F being the least sensitive.

+Upland habitats rounded to the nearest tenth acre and wetland habitats rounded to the nearest hundredth acre; thus, totals reflect rounding.

Note:
All vegetation analysis information on this plan originated from a report prepared by Helix Environmental Planning, dated January 25, 2012, titled 'Escondido Water Distribution Yard Relocation Fatal Flaws Analysis'.

Cercis occidentalis

Platanus racemosa

Quercus agrifolia

Encelia californica

Salvia clevelandii

Sysirichium californicum

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EXISTING CONDITIONS

Existing Conditions Analysis

Existing Conditions Analysis

The analysis on the following page identifies existing conditions, site uses and opportunities.

Site Analysis Legend

- Park Boundary
- Pedestrian / Cyclist / Equestrian Path
- Secondary Vehicular Access
- Primary Vehicular Access
- Tributary Creek
- Escondido Creek Concrete Channel
- Prevailing Winds
- Vantage Point Opportunity
- Hazards - Eucalyptus Woodland
- Existing Light Pole
- Park Node

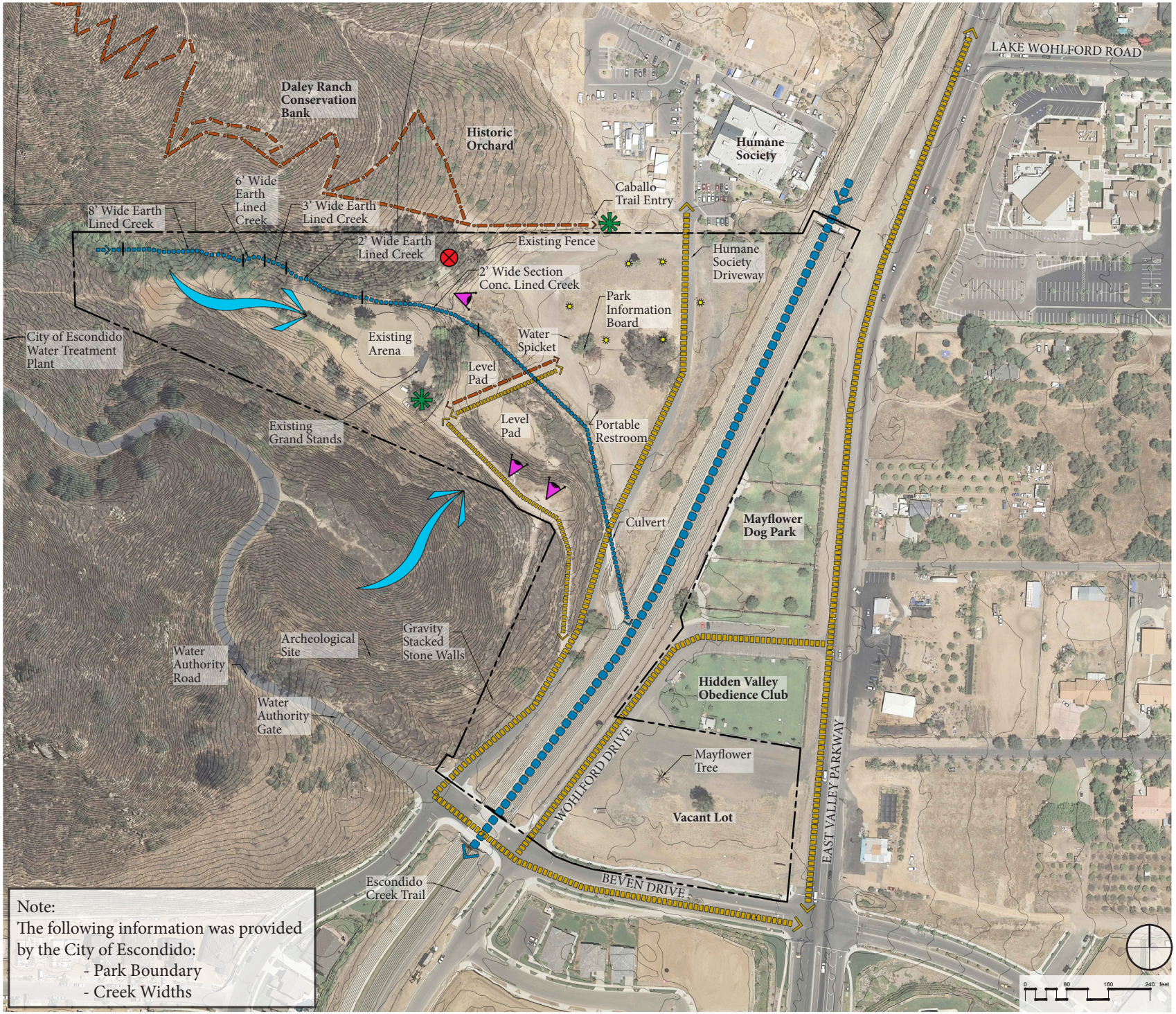

Figure 80: Existing Conditions Analysis Plan

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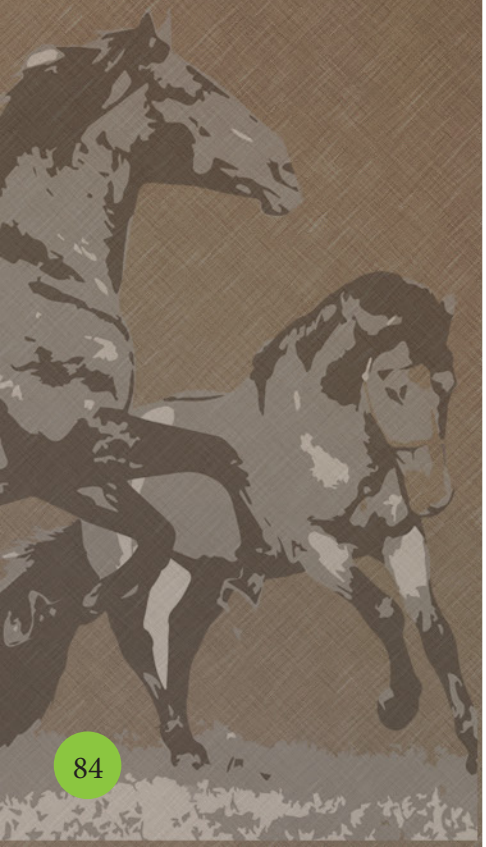
EXISTING CONDITIONS

Site Utility Inventory



Site Utility Inventory

The analysis on the following page identifies existing utilities and was provided by the City of Escondido.

Prior to design development, an accurate survey should be conducted to determine location of all utilities. Water lines, in particular, may not be where shown.

Utility Inventory Legend

- Park Boundary
- Electric Lines
- Escondido Water
- Vista Irrigation District Water
- Escondido Sewer
- Escondido Storm Drains

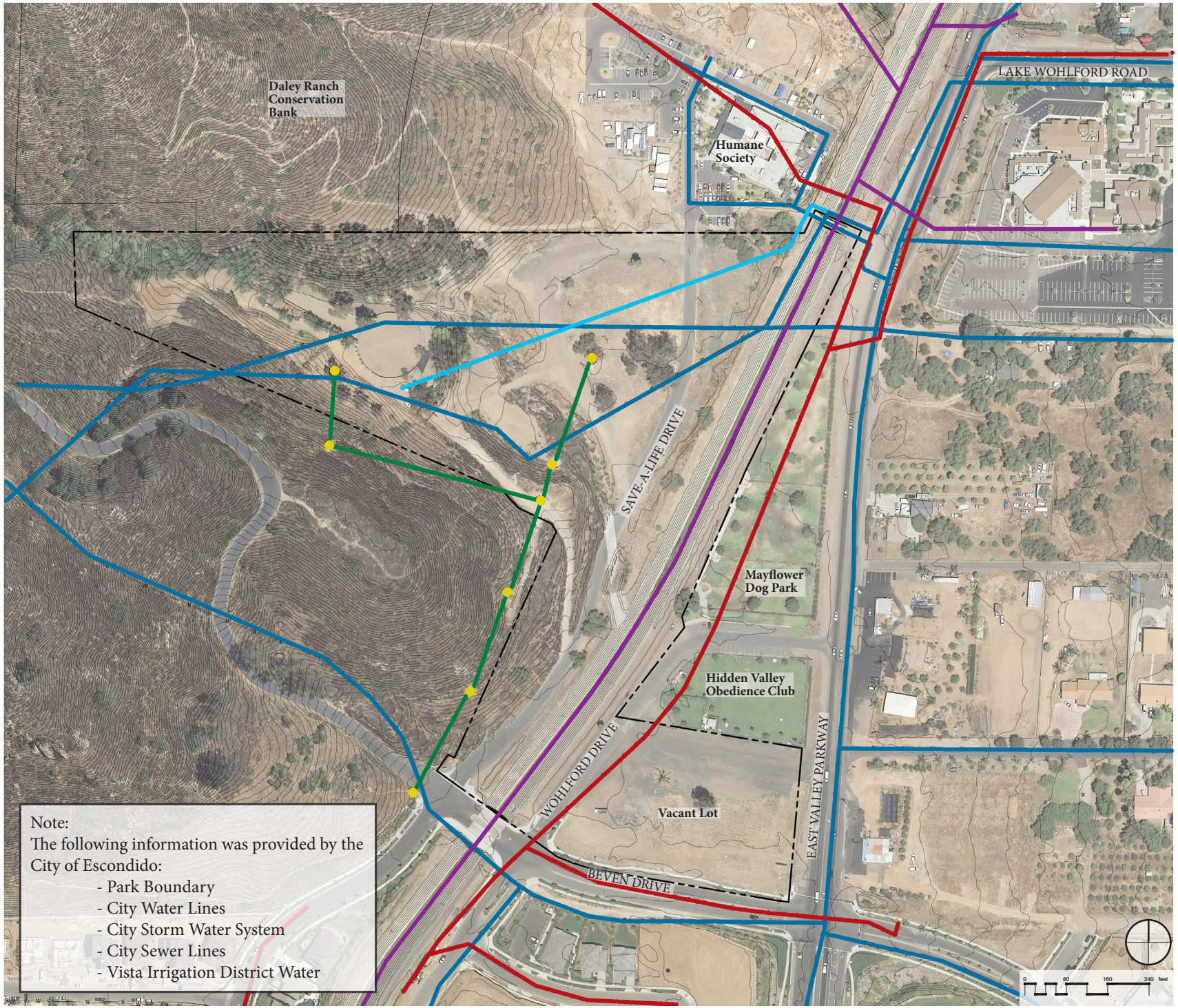


Figure 81: Site Utility Inventory

Constraints Analysis

Implementation Strategy and Phasing

Constraints Analysis

Financial Constraints

At the time of this report, no funding directly from the City is available for the development of the park. All funding must come from Grants and public donations.

Biological Constraints

For details regarding biological constraints, see report prepared by Helix Environmental, "Escondido Water Distribution Yard Relocation Fatal Flaws Analysis", dated January 25, 2012.

The report indicates, as the Vegetation Analysis shows, that there are several vegetated habitats that influence developement. The master plan does propose impacts on some of these areas and will mitigate for such impacts by planting appropriate plant species within the park and if necessary, using mitigation banks within Daley Ranch.

The existing concrete channel of Escondido Creek separates the park from Mayflower Dog Park. The master plan proposes to soften the creek by modifying the concrete edges and planting portions of the bottom and sides. An 8' wide concrete maintenance path is proposed to allow for routine maintenance.

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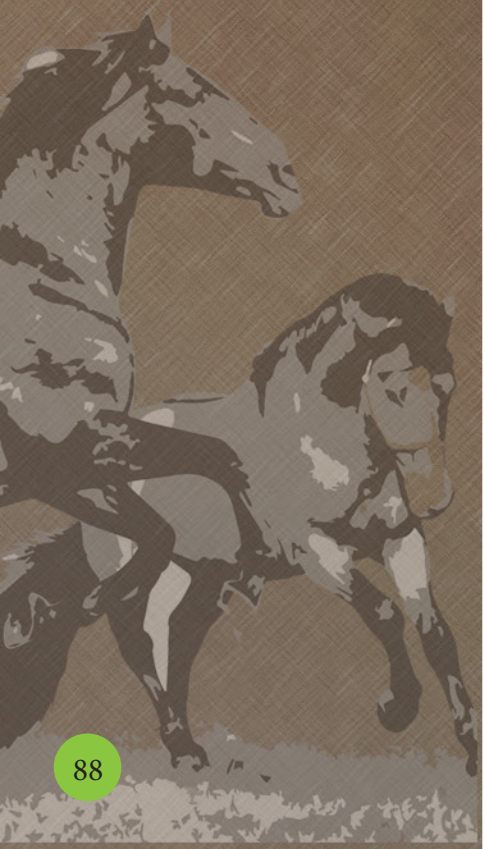
IMPLEMENTATION STRATEGY AND PHASING



Implementation Strategy and Phasing

The park is proposed to be built over time in eight (8) phases. Recognizing the potential challenge of raising funds for construction, the park has been phased such that the public may reach manageable funding goals and begin construction of each consecutive phase as soon as possible.

Phasing was also determined based on the development of areas that would most positively affect the community.

Costs of construction may be reduced with volunteer support of implementation of some park elements. Elements that may be constructed by volunteers may include:

- Fencing
- Arena footing material installation
- Planting
- Site furniture construction
- Low stone walls
- Shade Structures

The following identifies the phasing sequence:

Phase 1A - Existing Arena Improvements and Park Sign Monuments:

Includes improving the existing arena, new bleachers (two areas), new cow pens, new horse corrals, wash racks, trash enclosure, muck bin, changing room, ticket booth with restrooms, ADA accessible path, parking, improved driveways, fencing and associated storm water management work.

Phasing Legend

- Phase 1A
- Phase 1B
- Phase 2A
- Phase 2B
- Phase 3
- Phase 4
- Phase 5
- Phase 6

Phase 1B - Escondido Creek Trail Extension and Channel Bridge:

This phase is separate from phase 1A but may be done congruently and paid for with City funds associated with the trail extension.

Phase 2A - Main Central Public Gathering Spaces and Park Entry:

The central gathering area will bring people to the park who are not necessarily equestrians and begin to weave the community together.

This phase includes maintenance building, picnic shade structures, nature exploration areas, open lawn, paved pathways, 4 small corrals, a pedestrian bridge over the existing small tributary creek and standard vehicular parking areas.

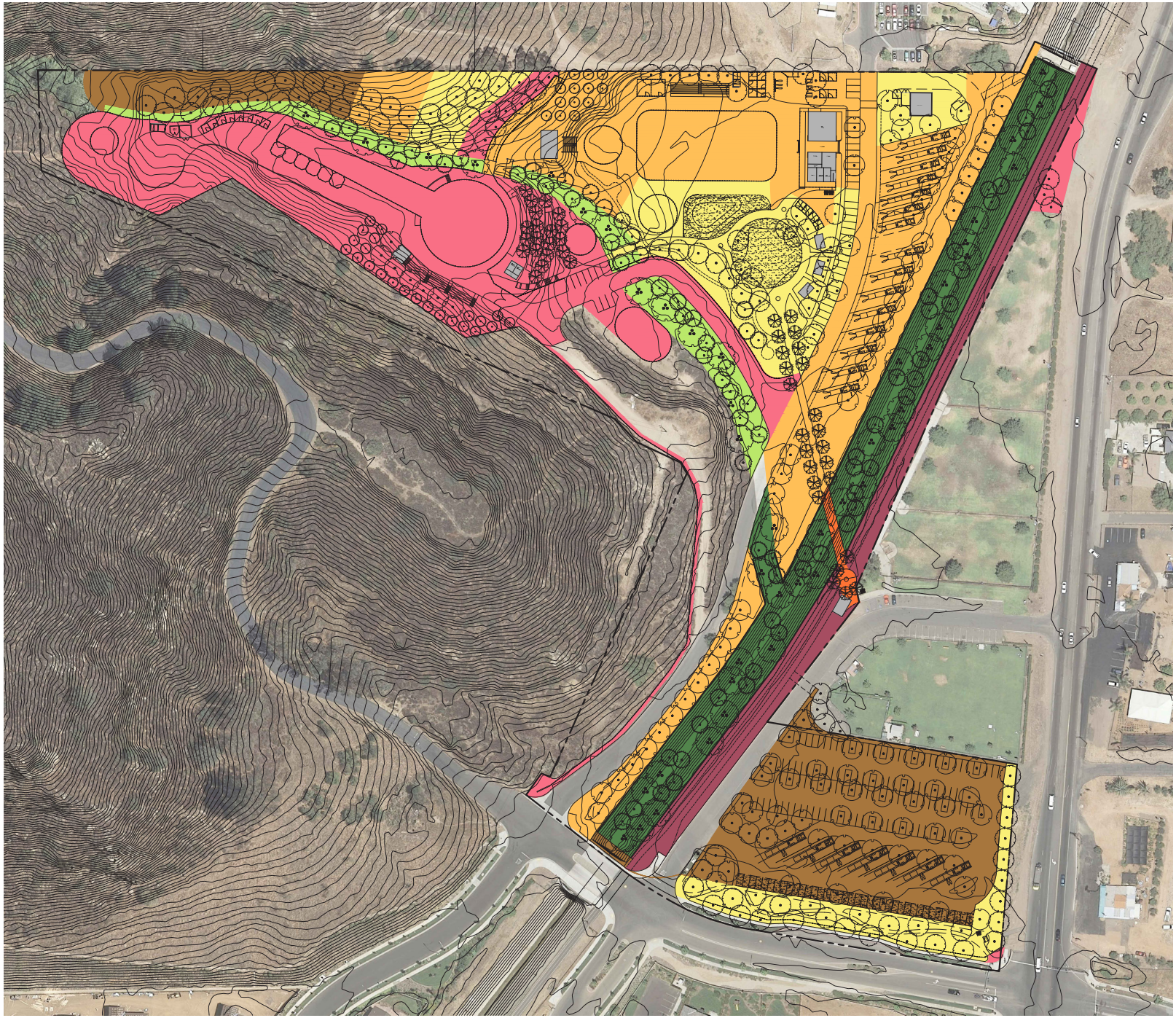


Figure 82: Phasing Plan

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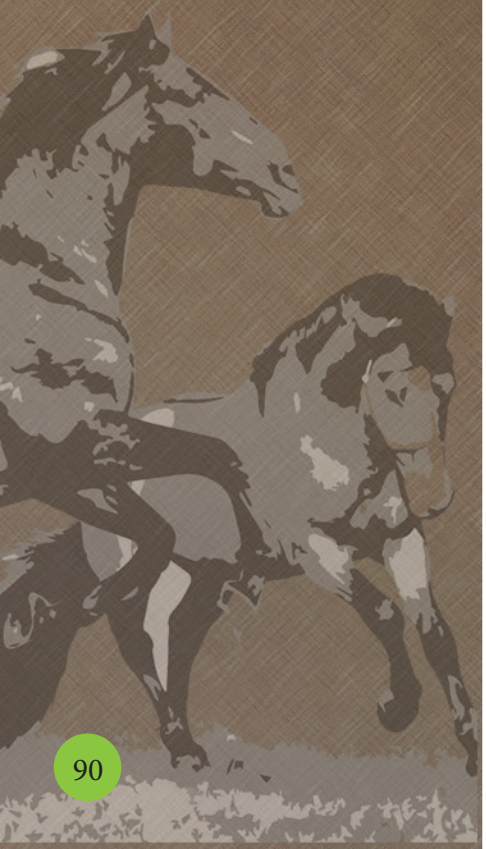
IMPLEMENTATION STRATEGY AND PHASING



Implementation Strategy and Phasing - continued

Phase 2B - Escondido Creek Bridge and Restrooms:
Includes bridge and public restrooms by Dog Park and may be funded by the City.

Phase 3 - Main Lower Equestrian Park Area:
Includes new hall building, arenas, bleachers, amphitheater seating, grading, shade structure, nature exploration areas, multiple corrals, standard vehicle parking, trailer parking and fencing.

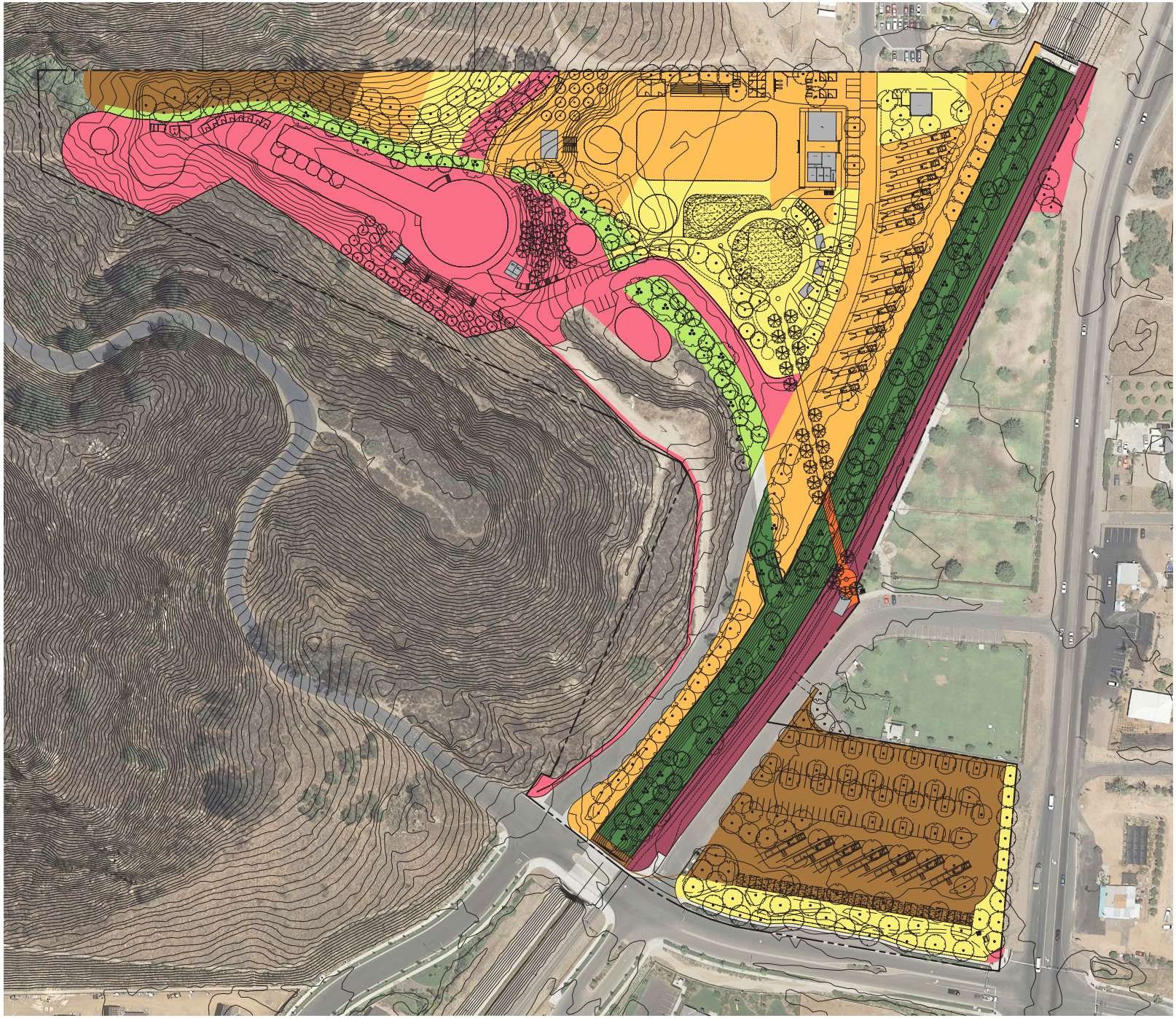
Phase 4 - Lower Overflow Parking and Escondido Trail Extension:
Includes parking, trails and resting area.

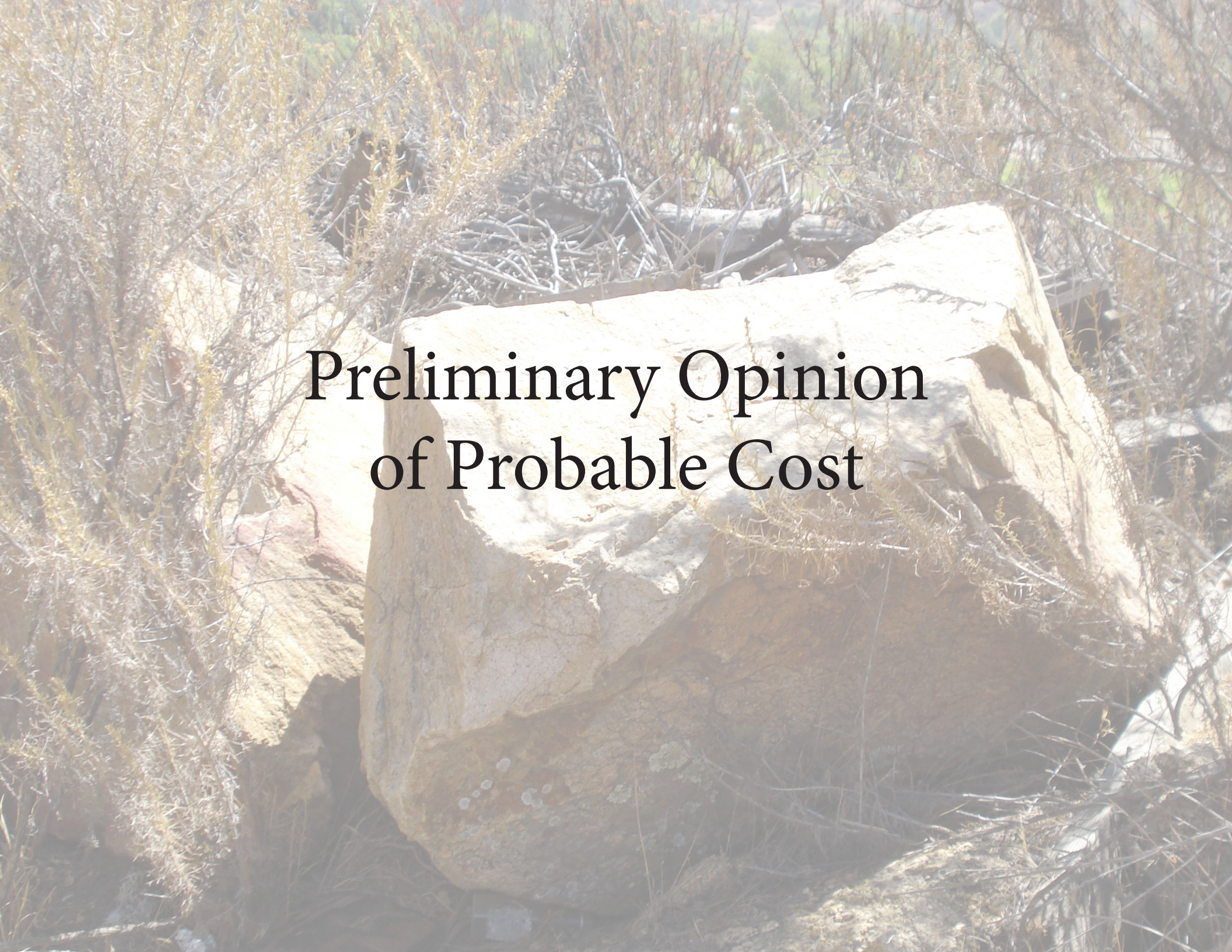
Phase 5 - Tributary Creek Improvements:
Includes minor grading to improve creek edges at lower end, revegetation of native plants and removal of existing concrete sides to be replaced with softened edges and vegetation.

Phase 6 - Concrete Creek Channel Conversion to Soft Creek:
Includes modification of Escondido Creek concrete channel to soften the visual quality and allow greater water infiltration into the earth. More hydrological studies must be developed to confirm viability of this phase.

Phasing Legend

- Phase 1A
- Phase 1B
- Phase 2A
- Phase 2B
- Phase 3
- Phase 4
- Phase 5
- Phase 6





Preliminary Opinion of Probable Cost

Preliminary Opinion of Probable Cost

This preliminary opinion of probable cost is based on the information available during the development of the master plan and does not include prevailing wages. There may be costs associated with the development of the plans and construction that are not included such as:

Surveys

Additional Permit Fees

Environmental Impact Reports

Environmental Permits by other organizations outside of the City of Escondido

Phase 1A Improvements

Site Improvements	$187,148
Buildings / Structures / Bleachers	$324,000
Landscape	$648,976
Total	**$1,160,123**
10% Contingency	$116,012
Phase 1A Total Construction	**$1,276,135**
Soft Costs	
City Staff Administration - 15%	$191,420
Design Development and Construction Documents - 8%	$102,091
Phase 1A Total	**$1,569,646**

Phase 1B Improvements

Restroom	$86,400
Landscape	$57,585
Public Art	$25,000
Total	**$168,985**
10% Contingency	$16,898
Phase 2B Total Construction	**$185,883**
Soft Costs	
City Staff Administration - 15%	$27,882
Design Development and Construction Documents - 8%	$14,871
Phase 1B Total	**$228,636**

Phase 2A Improvements

Site Improvements	$39,518
Buildings / Structures / Bleachers	$193,000
Landscape	$709,848
Public Art	$75,000
Total	**$1,017,366**
10% Contingency	$101,737
Phase 2A Total Construction	**$1,119,102**
Soft Costs	
City Staff Administration - 15%	$167,865
Design Development and Construction Documents - 8%	$89,528
Phase 2A Total	**$1,376,496**

Phase 2B Improvements

Main Bridge	$200,000
Total	**$200,000**
10% Contingency	$20,000
Phase 2B Total Construction	**$220,000**
Soft Costs	
City Staff Administration - 15%	$33,000
Design Development and Construction Documents - 8%	$17,600
Phase 2B Total	**$270,600**

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OPINION OF PROBABLE COST

Phase 3 Improvements

Site Improvements	$307,393
Buildings / Structures / Bleachers	$1,743,000
Landscape	$597,975
Total	**$2,648,368**
10% Contingency	$264,837
Phase 3 Total Construction	**$2,913,205**
Soft Costs	
City Staff Administration - 15%	$436,981
Design Development and Construction Documents - 8%	$233,056
Phase 3 Total	**$3,583,242**

Phase 4 Improvements

Site Improvements	$533,785
Landscape	$313,258
Total	**$847,043**
10% Contingency	$84,704
Phase 4 Total Construction	**$931,747**
Soft Costs	
City Staff Administration - 15%	$139,762
Design Development and Construction Documents - 8%	$74,540
Phase 4 Total	**$1,146,049**

Phase 5 Improvements

Site Improvements	$98,889
Landscape	$140,635
Total	**$239,524**
10% Contingency	$23,952
Phase 5 Total Construction	**$263,476**
Soft Costs	
City Staff Administration - 15%	$39,521
Design Development and Construction Documents - 8%	$21,078
Phase 5 Total	**$324,076**

Phase 6 Improvements

Site Improvements	$907,989
Landscape	$336,723
Total	**$1,244,704**
10% Contingency	$124,470
Phase 6 Total Construction	**$1,369,174**
Soft Costs	
City Staff Administration - 15%	$205,376
Design Development and Construction Documents - 8%	$109,534
Phase 6 Total	**$1,684,084**

Project Construction Total:	**$8,278,723**
City Staff Admin. Total:	**$1,241,808**
Design Development and Construction Documents:	**$662,298**
Environmental Review (by City)	**$8,000**
Grand Total	**$10,190,829**

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Funding Opportunities

Funding Opportunities

National Funding Sources

Playground Grants
http://rulesoftheplayground.com/83-playground-fundraising-and-grant-links/
A great resource for finding fundraising and grant resources for your next playground.

The Foundation Center
http://www.fdncenter.org
Excellence resource tool for grant seekers as well as grant makers.

Environmental Funders and Grants
http://www.fundsnetservices.com/searchresult/13/Environment-&-Conservation-Grants.html
Environmental Funders and Grants is a database of environmental initiative funding opportunities for various states.

Kaboom!
http://www.kaboom.org
KaBOOM! is a national non-profit dedicated to saving play for America's children.

DonorsChoose.org
http://www.donorschoose.org/homepage/main.html
Donors Choose enables teachers to post resource needs and it allows donors to browse and grant requests.

eSchool News online
http://www.eschoolnews.com/funding
This online version of a monthly magazine contains a grants section with regularly updated grant, scholarship,professional development, and other funding opportunities for both educators and students.

GrantsAlert.com
http://www.GrantsAlert.com
This web site's goal is to "make life a little easier for those who devote their time to searching for education grants and identifying new funding opportunities for their organizations, schools, districts, consortia, and state education agencies."

Grants.gov
http://grants.gov
Allows organizations to electronically find and apply for competitive grant opportunities from all federal grant making agencies, and encompasses over 900 grant programs offered by the twenty six Federal grant-making 23 agencies. It streamlines the process of awarding over $350 billion annually to state and local governments, academia, not-for-profits, and other organizations.

Grantsandfunding.com
http://www.grantsandfunding.com
Offers a complete listing of all Thompson Publishing Group publications that focus on grant and funding issues. Subscribers of the group's publications have access to a special section that provides resources such as grant deadlines, highlights of funding issues, and links to related Web sites.

Hasbro Children's Fund
http://www.hasbro.org/default.cfm?page=grantmaking
All funding is focused on programs which help children in need.

W. K. Kellogg Foundation
www.wkkf.org
In the United States, grants are made in the four areas of: health, food systems and rural development, youth and education, and philanthropy and volunteerism.

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FUNDING OPPORTUNITIES

U.S. Department of Education (ED)
http://www.ed.gov/fund/landing.jhtml?src=rt
The U.S. Department of Education (ED) is providing nearly $38 billion this year to states and school districts, primarily through formula-based grant programs, to improve elementary and secondary schools and meet the special needs of students.

The Kresge Foundation Grant (KRESGE)
http://www.kresge.org/
Grants are provided for the construction of facilities, renovation of facilities, purchase of major equipment, and purchase of real estate.

Home Depot Building Healthy Communities Grant Program
http://corporate.homedepot.com/wps/portal/Grants
Home Depot Grants support community development and improvement projects.

Aetna Foundation Targets Obesity
http://www.aetna.com/foundation/grants_reg/index.html
Aetna Foundation is providing grants to fight obesity and fund the education of communities through health literacy programs.

Build-a-Bear Workshop Foundation
http://www.buildabear.com/aboutus/community/babwfoundation.aspx
Build-a-Bear Workshop Foundation focuses on improving communities by helping children, families, and animals.

Lego Children's Fund
http://www.legochildrensfund.org/
Lego Children's Fund focus is on childhood development and funds are made available to educational facilities that are in need of early childhood development programs.

Hilton Hotel's Contribution Request Application
http://hiltonworldwide1.hilton.com/en_US/ww/fob/landing/App_Proc/index.do
Hilton Charitable giving has a focus on youth programs and k-12 education.

Land and Water Conservation Fund
http://www.nps.gov/ncrc/programs/lwcf/index.htm
This grant provides up to 50 percent reimbursement for outdoor recreation projects. Federal money is administered by the state in cooperation with the National Park Service.

Recreation Trails Program
http://www.fhwa.dot.gov/environment/rectrails/
http://www.fhwa.dot.gov/environment/rectrails/rtpstate.htm
The Recreation Trails Program (RTP) provides funds to the states to develop and maintain recreational trails and trail-related facilities for both non motorized and motorized recreational trail uses. The RTP is an assistance program of the Department of Transportation's Federal Highway Administration.

Lowe's Toolbox for Education
http://www.toolboxforeducation.com/
There is a preference for funding requests that have a permanent impact such as facility enhancement (both indoor and outdoor) as well as landscaping/clean up type projects. Projects that encourage parent involvement and build stronger community spirit will be favored.

National Oceanic and Atmospheric Administration Bay Watershed Education and Training Program (BWET)
http://www.oesd.noaa.gov/funding_opps.html
NOAA B-WET provides grants in support of locally

relevant experiential learning through meaningful watershed educational experiences in the K-12 environment.

L.L. Bean Conservation and Recreation Grants
http://www.llbean.com/customerService/aboutLLBean/charitable_giving.html?nav=ln
Based on L.L.Bean's heritage and ongoing commitment to ensuring quality outdoor experiences for our customers, we've chosen conservation and outdoor recreation as the primary focus of our corporate charitable giving program. We look to local, state, regional and national organizations to help our customers enjoy the outdoors in a responsible manner.

Environmental Protection Agency Environmental Education Grants
http://www.epa.gov/enviroed/grants.html
The Grants Program sponsored by EPA's Environmental Education Division (EED), Office of Children's Health Protection and Environmental Education, supports environmental education projects that enhance the public's awareness, knowledge, and skills to help people make informed decisions that affect environmental quality.

General Mills Youth Nutrition and Fitness Grants
http://www.generalmills.com/corporate/commitment/champions.aspx
The General Mills Foundation, in partnership with the American Dietetic Association Foundation and the President's Council on Physical Fitness, developed the Champions for Healthy Kids grant program in 2002. Each year since inception, the General Mills Foundation awards 50 grants of $10,000 each to community-based groups that develop creative ways to help youth adopt a balanced diet and physically active lifestyle.

Reader's Digest Make It Matter Grant
http://www.rd.com/makeitmatter.do?partner=grantsalert
Reader's Digest Foundation "Make It Matter" Grants will identify people whose stories of giving back inspire others. RDF will give $100,000 to a deserving charity in their name and the stories may also appear on todayshow.com or rd.com.

American Academy of Dermatology's Shade Structure Grants
http://www.aad.org/public/sun/grants.html
To assist organizations in creating sun-safe outdoor areas, the American Academy of Dermatology (AAD) has announced the availability of grants for its Shade Structure Program. The program is open to schools and organizations that serve children and teenagers, ages 18 and younger.

National Funding Sources for Nature Programming

Youth Garden Grants
http://www.kidsgardening.org/YGG.asp
National Gardening Association awards Youth Garden Grants to schools and community organizations with child-centered garden programs.

The Lorrie Otto Seeds for Education Grant
http://www.for-wild.org/seedmony.html
The Lorrie Otto Seeds for Education Grant Program gives small monetary grants to schools, nature centers, or other non-profit educational organizations for the purpose of establishing outdoor learning centers within the United States and Canada.

American Honda Foundation
http://corporate.honda.com/america/philanthropy.aspx?id=ahf
The American Honda Foundation makes grants to K–12 schools, colleges, universities, trade schools, and others for programs that benefit youth and scientific education.

Operation Green Planet Free Seed Grants
http://www.america-the-beautiful.org/free_seeds/index.php
America the Beautiful Fund's Operation Green Plant program is offering grants of FREE SEEDS (Vegetable, Flower, or Herb) to encourage citizen efforts to protect and preserve America's lands and resources. These are 2006 seeds with germination rates of 90% to 95%. Grants of 100 to 2,000 seed packets are being offered on the basis of availability and relative need.

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FUNDING OPPORTUNITIES

State Funding Sources

California State Parks Foundation
http://www.calparks.org/programs/competitive-grant/competitive-grants-program.html
Every year CSPF typically awards between $150,000 and $200,000 in small grants to California's state parks, governmental entities or nonprofit organizations working to protect, enhance and preserve our parks. These grants, referred to as "discretionary grants," are awarded three times a year through a competitive process. Discretionary grants primarily support four of CSPF's core areas of interest: Volunteer Efforts and Recognition, Education and Interpretation, Natural and Cultural Resource Protection, and Capacity-Building.

The Bicycle Transportation Account (BTA)
http://www.dot.ca.gov/hq/LocalPrograms/bta/btawebPage.htm
The Bicycle Transportation Account (BTA) is an annual program providing state funds for city and county projects that improve safety and convenience for bicycle commuters. In accordance with the Streets and Highways Code (SHC) Section 890-894.2 - California Bicycle Transportation Act, projects must be designed and developed to achieve the functional commuting needs and physical safety of all bicyclists. Local agencies first establish eligibility by preparing and adopting a Bicycle Transportation Plan (BTP) that complies with SHC Section 891.2. The BTP must be approved by the local agency's Regional Transportation Planning Agency.

The California Conservation Corps (CCC)
http://www.ccc.ca.gov/Pages/default.aspx
The California Conservation Corps (CCC) is a public service program that occasionally provides assistance on construction projects. The CCC may be written into grant applications as a project partner. In order to utilize CCC labor, project sites must be public land or publicly-accessible. CCC labor will not perform regular maintenance, but will perform annual maintenance, such as the opening of trails in the spring.

Caltrans Transportation Planning Grant Program
http://www.dot.ca.gov/hq/tpp/grants.html
Caltrans Transportation Planning Grant Program, administered by Caltrans, provides two grants for bicycle and pedestrian project planning and construction. The Community-Based Transportation Planning Grant funds projects that exemplify livable community concepts, including bicycle and pedestrian improvement projects. Eligible applicants include local governments, MPOs, and RPTAs. A 20 percent local match is required and projects must demonstrate a transportation component or objective.

Cool California Funding Wizard
http://www.coolcalifornia.org/funding-wizard#wizard
Cool California Funding Wizard, a searchable database to locate funding across state and federal agencies for reducing the impacts of climate change and supporting sustainable communities.

Environmental Enhancement and Mitigation Funds
http://resources.ca.gov/eem/
Environmental Enhancement and Mitigation Funds provide grant opportunities for projects that indirectly mitigate environmental impacts of new transportation facilities. Projects should fall into one of the following three categories: highway landscaping and urban forestry, resource lands projects, or roadside recreation facilities. Funds are available for land acquisition and construction. The local Caltrans District must support the project.

Habitat Conservation Fund
http://www.parks.ca.gov/?page_id=21361
The HCF program allocates approximately $2 million each

year for grants to cities, counties, and districts to provide for nature interpretation and other non-capital outlay programs which bring urban residents into park and wildlife areas, to protect various plant and animal species or to acquire or develop wildlife corridors and trails.

Land and Water Conservation Fund
http://www.parks.ca.gov/pages/1008/files/lwcf%20application%20guide_%20final%20draft%2010.10.2013.pdf
Land and Water Conservation Fund (LWCF) is a federally funded program, run through the National Park Service that provides grants for planning and acquiring outdoor recreation areas and facilities, including trails. The fund is administered by the California Department of Parks and Recreation. The fund has been reauthorized until 2015. Cities, counties, and districts authorized to acquire, develop, operate, and maintain park and recreation facilities are eligible to apply. Applicants must fund the entire project, and will be reimbursed for 50 percent of costs. Property acquired or developed under the program must be retained in perpetuity for public recreational use.

State Highway Operations & Protection Program (SHOPP)
http://www.dot.ca.gov/hq/transprog/shopp.htm
State Highway Operations & Protection Program (SHOPP) is a Caltrans funding source with the purpose of purpose of maintaining and preserving the investment in the State Highway System and supporting infrastructure. Projects typically fall into the following categories: collision reduction, major damage restoration, bridge preservation, roadway preservation, roadside preservation, mobility enhancement, and preservation of other transportation facilities related to the state highway system. In the past, SHOPP funds have been used to construct bicycle and pedestrian projects, including curb ramps, overcrossings, bike paths, sidewalks, and signal upgrades to meet ADA requirements. Jurisdictions work with Caltrans' districts to have projects placed on the SHOPP list.

Statewide Park Program
http://www.parks.ca.gov/?page_id=26025
The $368 million Statewide Park Program awarded grants for the creation of new parks and recreation facilities in critically underserved communities throughout California.

Wildlife Conservation Board Public Access Program
https://www.wcb.ca.gov/
Wildlife Conservation Board Public Access Program provides grants to public agencies and non-profit groups and organizations in California. The focus of the Board's grant funding program is the acquisition of lands or improvements that preserve wildlife habitat or provide recreational access for hunting, fishing, or other wildlife-oriented activities. Projects eligible for funding include interpretive trails, river access, and trailhead parking areas. The State of California must have a proprietary interest in the project. Local agencies are generally responsible for the planning and engineering phases of each project.

Local Funding Sources

Regional Surface Transportation Program (RSTP)
http://www.mtc.ca.gov/funding/STPCMAQ/
Regional Surface Transportation Program (RSTP) is a block grant program that provides funding for bicycle and pedestrian projects, among many other transportation projects. Under the RSTP, Metropolitan planning organizations prioritize and approve projects that will receive RSTP funds. Metropolitan planning organizations can transfer funding from other federal transportation sources to the RSTP program in order to gain more flexibility in the way the monies are allocated. In California, 76 percent of RSTP funds are allocated to urban areas with populations of at least 200,000. The remaining funds are available statewide.

SANDAG
http://www.sandag.org/index.asp?projectid=411&fuseaction=projects.detail
SANDAG Board of Directors allocates funds under the Transportation Development Act (TDA) and TransNet local sales tax program to support bicycle and pedestrian transportation projects in the San Diego region through a competitive process on an annual basis with input from the SANDAG Bicycle-Pedestrian Working Group using criteria that support regional transportation goals consistent with the Regional Comprehensive Plan and Regional Transportation Plan.

Permitting and Regulatory Requirements

Permitting and Regulatory Requirements

The following is a summary of potential permits and regulatory requirements that may need to be obtained or followed based on the proposed master plan and current requirements.

The master plan proposes several buildings that will need building permits and associated landscape plans supporting the permit. Grading permits will also be required with associated Hydromodification plans.

Work around and in the small tributary creek running through the park and the proposed modifications to Escondido Creek would likely require notification and possible permitting with the U.S. Army Corps of Engineers (USACE) pursuant to Section 404 of the federal Clean Water Act (CWA).

The activities would likely qualify under Nationwide Permit 27 (Aquatic Habitat, Restoration, Establishment, and Enhancement Activities). An updated jurisdictional delineation (a Preliminary Jurisdictional Determination could suffice) and Pre-Construction Notification (PCN) would be required as part of the notification and permitting process with the USACE to quantify and qualify existing waters of the U.S. Maintenance provisions would have to be negotiated with the USACE during the permit process in order to retain maintenance approval over the restored area. As with any CWA Section 404 permit issued by the USACE, a CWA Section 401 Water Quality Certification would be required from the Regional Water Quality Control Board (RWQCB).

The California Department of Fish and Game (CDFW) could interpret the targeted areas as jurisdictional (unvegetated) streambed and require a standard 5-year Streambed Alteration Agreement for the activities pursuant to Sections 1600 et seq. of the California Fish and Game Code. Maintenance provisions would have to be negotiated into the standard Agreement.

Prior to proceeding with permitting, it is suggested to obtain a copy of the City's existing permits from the USACE, RWQCB, and/or CDFW covering the maintenance activities.

As part of the permitting process and/or prior to construction, the agencies (particularly, CDFW) may require preparation and submittal of a restoration plan or habitat mitigation monitoring plan (HMMP) with specific performance criteria and 3-5 maintenance, monitoring, and reporting for the restoration effort. The agencies could require a restrictive covenant or conservation easement (worst case) be placed over the unnamed tributary (if no long-term maintenance is proposed).

The project may qualify as an Initial Study/ Mitigated Negative Declaration (IS/MND).

A concise biological technical study may also be required to support the City's CEQA findings and provide information necessary for permitting. Most, if not all, of the Master Plan project site is restricted to non-native upland habitat types (i.e., disturbed habitat, non-native grassland, eucalyptus woodland, ornamental), with the exception of the two streams. However, portions of the property that support the Master Plan project site are characterized by native Diegan coastal sage scrub (DCSS). DCSS is a upland sensitive natural community that requires mitigation for direct impacts, typically at a 2:1 ratio (i.e., two acres of mitigation for every one acre of impact). This could easily be resolved by mitigating impacts to DCSS at Daley Ranch.

DCSS is known to support sensitive plant and animal species, so biological surveys (e.g., spring rare plant surveys, focused animal species surveys) may be required to confirm their presence/absence from impact areas. The federally listed threatened coastal California gnatcatcher (Polioptila californica californica) is known to occur in the local area. The U.S. Fish and Wildlife Service (USFWS) has designated (revised) critical habitat for this species within the DCSS that occurs in the local area.

Future Development Process

(Watermelons shared during Workshop #1)

Future Development Process

This Master Plan is just the first phase of the development of El Caballo Park. It is intended to provide a framework for detailed design and ultimately project construction. It is "step one" in the overall park development process.

Funding for phase one, per the Master Plan Phasing Plan, must be obtained for construction as well as Design Development, Construction Drawing and permit fees.

All neccessary environmental reports must be completed as required by the City and appropriate governmental agencies as identified earlier in this report.

It should be noted that the Phasing Plan is a guide but it should be flexible to accomodate the needs and attainable funding at the time.

Associated Off-Site Future Development

The El Caballo Park Master Plan has sparked potential future improvements off-site. To compliment the activities the park brings to the community and the existing trails within Daley Ranch, the City will study locations within Daley Ranch and City owned land west and south of the park to incorporate a new trail providing a secondary access to the park.

Through the community outreach process, a potential new access road to the Escondido Humane Society was proposed at the intersection of Lake Wohlford Road and East Valley Parkway. If this road is implemented, a gate at the boundary line between the Humane Society and the Park is to be installed to prevent park visitor traffic from driving through the Humane Society parking lot.

Appendix

Appendix

Drainage and Water Quality Concept Report

I. Regulatory Requirements

The following discussion with respect to the stormwater runoff regulatory requirements is Excel Engineering's preliminary opinion of the drainage and storm water quality requirements of the site.

A. Priority Project Determination

As per the requirements imposed on all projects in the City of Escondido, this project will be made to be compliant with the current San Diego County MS-4 Permit, of which the City of Escondido is a co-permittee. San Diego County and its co-permittees are now working under the RWQCB Order No. R9-2009-0009-DWQ, which establishes the working criteria for the countywide model SUSMP and HMP requirements. The newest Order No. R9-2013-0001, adopted in 2013 has several steps that need to be completed before projects will be required to implement those new guidelines. The County wide model SUSMP can be found on the Project Clean Water Web Site hosted by the RWQCB.

In Chapter 1 of the SUSMP, procedures are outlined to determine if the project is a priority development project. The most clearly applicable reason that the project is considered a Priority Development Project is the fact that the project will be disturbing greater than 1 acre of land surface, and the fact that the project is expected to generate greater than background levels of pollutants, primarily from animal waste. In table 1-1 of the SUSMP, the project may be considered to fit into category B (Commercial) since it is a recreational facility, E (Restaurants) since the project includes a concession stand that likely will sell refreshments, H (Parking Lots) since the project is proposing on-site parking, and I (streets roads and highways) since the fire department access road is paved.

B. Hydromodification Flow Controls (HMP) Requirements

Priority Development Projects must be designed so that runoff rates and durations are controlled to maintain or reduce pre-project downstream erosion conditions and protect stream habitat. To determine if a proposed project must implement hydromodification controls, the HMP Decision Matrix (SUSMP Figure 1-1) in the SUSMP was referenced. While the project does propose a few small impervious areas, the area of imperviousness, as compared to the overall site area, is insignificant. The few small areas of impervious surfaces are more than compensated for by the increase in soil retention of the equestrian arena areas. Based on this reasoning the project is considered HMP exempt and will not be required to implement flow control measures.

II. Required Stormwater Treatment Features

A. Requirements for All Development Projects

All development projects must include control measures to reduce the discharge of stormwater pollutants to the maximum extent practicable. This project will implement Best Management Practices (BMP) for source control for trash and litter. It will also incorporate Low Impact Development (LID) methods to conserve natural features, set back development from natural water bodies, minimize imperviousness, maximize infiltration, and retain and slow runoff.

B. Priority Development Requirements

While all Development Projects are required to incorporate general BMP and LID design elements, priority Development Projects are required to select specific BMP and LID elements targeting specific pollutants that are expected to be generated from the site. Each priority project is expected to produce a general range of pollutants based on the project category(s). If any of the downstream receiving waters is impaired with a pollutant that the site is expected to produce, then that pollutant is considered a Primary Pollutant of Concern. If the pollutant is not a Primary Pollutant of Concern, then it is considered a Secondary Pollutant of Concern.

C. Expected Pollutants from the Project

Each category of priority project is expected to produce several general categories of pollutants. The expected pollutant produced from the site

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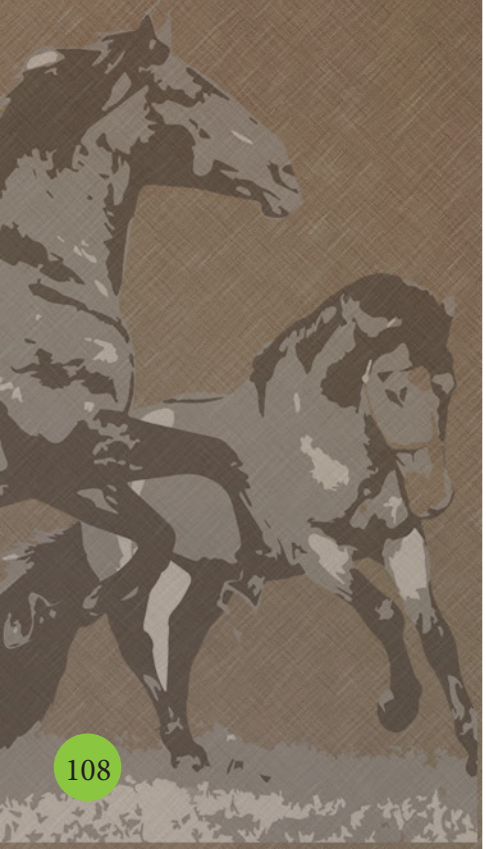

include all the pollutants from each category. From SUSMP table 2-1, the expected pollutants of concern for Commercial, Restaurants, Parking Lots and Streets are:

1. Sediment
2. Nutrients
3. Heavy Metals
4. Organic Compounds
5. Trash and Debris
6. Oxygen Demanding Substances
7. Oil and Grease
8. Bacteria and Viruses
9. Pesticides

D. Downstream Impairments

The project is located in the Escondido Hydrologic Sub Area of the Escondido Creek Hydrologic Area of the CARLSBAD Hydrologic Unit (904.62). The project discharges to the Escondido Creek which discharges to the San Elijo Lagoon which discharges to the Pacific Ocean.

1) Escondido Creek

Escondido Creek is listed on the 303d list with the following impairments:

1. DDT (Dichlorodiphenyltrichloroethane) which affects approximately 26 miles of the water body. DDT (Dichlorodiphenyltrichloroethane) is in the Pesticides pollutant category.
2. Enterococcus which affects approximately 26 miles of the water body. Enterococcus is in the Pathogens pollutant category.
3. Fecal Coliform which affects approximately 26 miles of the water body. Fecal Coliform is in the Pathogens pollutant category.
4. Manganese which affects approximately 26 miles of the water body. Manganese is in the Metals/Metalloids pollutant category.
5. Phosphate which affects approximately 26 miles of the water body. Phosphate is in the Nutrients pollutant category.
6. Selenium which affects approximately 26 miles of the water body. Selenium is in the Metals/Metalloids pollutant category.
7. Sulfates which affects approximately 26 miles of the water body. Sulfates is in the Other Inorganics pollutant category.
8. Total Dissolved Solids which affects approximately 26 miles of the water body. Total Dissolved Solids is in the Salinity pollutant category.
9. Total Nitrogen as N which affects approximately 26 miles of the water body. Total Nitrogen as N is in the Nutrients pollutant category.
10. Toxicity which affects approximately 26 miles of the water body. Toxicity is in the Toxicity pollutant category.

2) San Elijo Lagoon

San Elijo Lagoon is listed on the 303d list with the following impairments:

1. Eutrophic which affects approximately 565 acres of the water body. Eutrophic is in the Nutrients pollutant category.
2. Indicator Bacteria which affects approximately 565 acres of the water body. Indicator Bacteria is in the Pathogens pollutant category.
3. Sedimentation/Siltation which affects approximately 565 acres of the water body. Sedimentation/Siltation is in the Sediment pollutant category.

3) The Pacific Ocean in this discharge area is not a 303d listed water body.

E. Descriptions of Pollutant Categories

a) Metals/Metalloids

The transportation system is a primary source of metals in stormwater runoff to urban streams and groundwater. Cadmium, copper, cobalt, iron, nickel, lead and zinc are deposited into the environment by vehicle exhaust, brake linings, and tire and engine wear. They accumulate on roads, and are washed into storm drains by rainfall runoff. Pollutant concentrations in roadway runoff are positively correlated with traffic volume. All cars, even the cleanest vehicles, shed small amounts of metals, fluids, and other pollutants.

b) Nutrients

Nutrients including nitrogen and phosphorous are the major plant nutrients used for fertilizing landscapes, and are often found in stormwater. Included in this category are pollutants such as: Algae, the various forms of Ammonia, Biochemical oxygen demand (BOD), Chlorophyll-a, Eutrophic conditions, Low Dissolved Oxygen, Nitrate\Nitrite\Nitrogen, Organic Enrichment\Low Dissolved Oxygen, Phosphate, Phosphorus and Total Nitrogen as N. These nutrients can result in excessive or accelerated growth of vegetation, such as algae, resulting in impaired use of water in lakes and other sources of water supply. For example, nutrients have led to a loss of water clarity in Lake Tahoe. In addition, un-ionized ammonia (one of the nitrogen forms) can be toxic to fish. Excessive nutrient levels in waterways stimulate the growth of plants and algae, which can reduce dissolved oxygen levels and harm the entire aquatic ecosystem. The primary nutrients are phosphorous and nitrogen. Phosphates and nitrates enter stormwater from fertilizers applied to lawns and golf courses, decomposition of natural rock and soils, air deposition from vehicle exhaust, detergents used to wash cars on the street, and pet waste.

c) Inorganics

Toxic inorganics are human-made or naturally occurring chemicals that can harm the health of aquatic life and people if exposed at high enough levels. These pollutants include a wide range of chemicals from a wide array of sources. The most common toxic inorganic water pollutants are reported separately in their own categories, for example metals. Around 360 waters nationwide have been reported under the category of toxic inorganics. The impairments include antimony (used as a fire retardant in textiles and plastics), fluoride (added to drinking water to promote dental health), ozone (used to treat water to kill bacteria and viruses), cyanide (used in metal treatment), and perchlorate (used in rocket fuel). Human activities are usually responsible for introducing toxic concentrations of inorganic chemicals to waterways, including direct discharges from industrial or wastewater treatment plants, rain runoff and leakage from agricultural fields, mining operations, landfills, and rocket fuel manufacturing sites, and air deposition from car exhaust and coal-fired power plants.
Inorganics in storm water can be reduced by properly containing chemicals and never dumping directly into waterways or storm sewers.

d) Pathogens

A large variety of microbes are found in stormwater, however, the disease causing microbes (pathogens) are the primary concern. Pathogens can enter stormwater through combined sanitary/stormwater sewer overflows and the improper disposal of pet waste. Soil contaminated with solid waste is also a source of pathogens in stormwater. Enterococcus, E. coli and Fecal Coliform are bacteria that are used in water quality analysis as indicator species. These bacteria originate in the intestinal tracts of humans and animals. They themselves are harmless but their presence indicates possible fecal material contamination and the potential presence of other harmful microbes. Two common pathogens found in stormwater are Giardia and Cryptosporidium. These parasites are the cause of two of the most common waterborne diseases in the U.S. Both can persist in the environment for months and are highly resistant to disinfection. Certain species of fish and wildlife are unaffected by the microbes commonly found in stormwater while other species experience symptoms similar to humans, such as gastrointestinal upset. Horse manure storage and removal is addressed in the master plan with controlled storage, regular removal and proper storm water treatment through BMP practices.

e) Pesticides

Pesticides (including herbicides, fungicides, rodenticides, and insecticides) have been repeatedly detected in stormwater at toxic levels,

even when pesticides have been applied in accordance with label instructions. As pesticide use has increased, so too have concerns about the adverse effects of pesticides on the environment and human health. Accumulation of these compounds in simple aquatic organisms, such as plankton, provides an avenue for biomagnification through the food web, potentially resulting in elevated levels of toxins in organisms that feed on them, such as fish and birds. Many rivers are contaminated with DDT and dieldrin, pesticides that were banned in the seventies. These chemicals are highly persistent in the environment, and they continue to enter waterways via the erosion of soils. In addition to the impacts of these legacy chemicals, a significant amount of other pesticides are currently applied in urban areas.

f) Salinity

Salinity in water is a measure of the dissolved quantities of solids and minerals in the water. Analytical measures of salinity include Total Dissolved Solids (TDS), Chloride Content, Sodium Content, Electrical Conductivity, and Specific Conductance. Certain compounds are found in abundance in the environment and easily enter storm water runoff. Less pervious soils tend to accumulate those salts, while more pervious soils allow the salts to be carried deeper into the ground. For the rainfall that becomes runoff, the accumulated salts go into solution and are carried into the downstream water bodies. Depending on the amount of irrigation, the time between runoff producing rainfall events, and the quantities of rainfall runoff, the chloride concentration on the exposed soil can concentrate, and enter the stormwater runoff at high levels that can impact downstream waterbodies and can exceed health levels for the aquatic environment.

g) Sediment

Sediment is material eroded from rocks or soil and then transported and deposited in water. Sediment in the proper quantity is a natural part of the banks and bottom of lakes, streams and other waterways, but it becomes a problem when too much fine sediment enters the water or when it is contaminated by other pollutants. Excess fine sediment is one of the most common forms of pollution, reported in over 6,000 water bodies from all parts of the US. These waters most often suffer from excessive suspended sediment in the water or too much deposited fine sediment on the bottom. Too little sediment sometimes causes streams to scour their channels and destroy fish habitat. Sediment problems happen when rain washes silt and other soil particles off of construction sites, into waterbodies. The sediment may clog and damage fish gills or suffocate eggs and aquatic insects on the bottom. Suspended silt may interfere with recreational activities like boating, fishing or swimming and degrade the beauty of waterways by reducing water clarity. Although sediment itself is generally harmless to human health or safety, indirect environmental or health risks can happen when nitrogen and phosphorus pollution and a variety of toxic chemicals attach to sediment particles on land and ride the particles into surface waters.

h) Toxicity

Toxicity describes the resultant state of a waterbody that has decreased ability or no ability to support a balanced aquatic ecological system. Unlike some of the other categories, Toxicity describes the combined or synergetic effect of a combination of pollutants that individually may not impair a water body, but in the presence of other pollutants that may also be present at lower levels, combine to create an unhealthy or inhospitable environment for aquatic life. The condition may be isolated to the sediment, the water or the specific

toxicity may not be known.

F. Pollutants of Concern

Comparing the list of potential pollutants to the list of downstream impairments, the following list shall be considered the primary pollutants of concern:

1. Sediment
2. Nutrients
3. Metals
4. Pathogens
5. Pesticides

The remainder of the expected pollutants shall be considered Secondary pollutants of concern.
The stormwater treatment features target the primary pollutants of concern by selecting features that have at least a medium effectiveness with respect to removing pollutants but preferably a high level of effectiveness. The secondary pollutants of concern are also treated in the same features as the primary pollutants of concern although they may be treated with a lower effectiveness.

G. LID Selection

In the SUSMP table 2-2, each of the expected development project pollutants is grouped as to whether the pollutant tends to be coarse sediment/ trash, fine particles, or dissolved during and after treatment. SUSMP table 2-3 lists the relative effectiveness of a variety of treatment features with respect to whether the pollutant group is coarse, fine, or dissolved. The primary pollutants of concern listed above are associated with all three categories (course, fine and dissolved) of pollutants. Sediment is both course and fine particles, and nutrients are both fine particles and dissolved. All other pollutants are associated with fine particles.
From table SUSMP 2-2, the treatment facilities listed are: Bioretention Facilities (LID), Settling Basins (Dry Ponds), Wet Ponds and Constructed Wetlands, Infiltration Facilities or Practices (LID), Media Filters, Higher-rate biofilters, Higher-rate media filters, Trash Racks & Hydro-dynamic Devices, and Vegetated Swales. Of the listed treatment features, all of them have a high effectiveness associated with course particles so any of them are acceptable with respect to the pollutants of concern. For pollutants associated with fine particles, all of the treatment features are medium or above except for trash racks and hydrodynamic separators, so any of these (except trash racks/ hydrodynamic separators) could be chosen. Finally for pollutants that tend to be dissolved, there is one feature (Infiltration) that has a high effectiveness, and two features (Bioretention, and Wet Ponds/Constructed Wetlands) that have a medium effectiveness. Wet Ponds/Constructed Wetlands are not a feasible treatment option for this site due to the availability of water to maintain the ponds.
Based on the above discussion, the first choice of treatment facility will be infiltration facilities, followed by bio-retention facilities. Based on the Hydrologic Soil Group B of the project soils (discussed later), either of these methods of treatment are feasible for this site.

III. Existing Site Conditions

A. Offsite Run-on to the Project

The project is located at the base of a valley area and currently accepts drainage from the north, west and south and discharges that drainage to the east. The site and the surrounding area is natural undeveloped land with the exception of the Humane Society facility to the north. The offsite flows include natural ground run-off and the overflow from Lake Dixon (located easterly from the site).

B. Soil Type

The project is situated near the Escondido creek, Dixon Lake and Lake Wolford which are discernable on the County Soil Hydrologic Groups map. Based on these reference points the project appears to be within the Group B zone. Group B soils have a moderate infiltration rate when thoroughly wetted; chiefly soils that are moderately deep to deep, moderately well drained to well drained, and moderately coarse textured. Rate of water transmission is moderate. This soil type is expected to be very effective with respect to its ability to infiltrate storm water. Infiltration treatment facilities are some of the most effective storm water treatment methods.

IV. Drainage Design

The drainage design for this project will treat the runoff originating from the project site as close to the points of generation as possible, while transmitting the offsite flows through and/or around the project untreated and un-detained.

A. Pass-Through/Bypass Offsite Flows

The site is situated at the low levels of a valley shaped portion of land. The site receives run-off

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from the north, the west and the south.
The main offsite flow entering the project boundary is in the form of a natural channel that is the concentration of the runoff from the adjacent hills and the overflow of Lake Dixon. This channel is mainly a natural channel with some areas of concrete lining. This channel is intended to pass thru the offsite drainage and accept treated drainage from the project area.
The northeast quadrant of the site receives runoff from the existing Humane Society property. This runoff is in the form of sheet flow that generally follows the direction of Save A Life Drive. The project proposes to direct these flows Easterly along the northerly project boundary by means of selective grading and natural earthen berms and discharge the runoff to the Escondido Creek and/or collect portions of the flows in a catch basin structure and pipe the flows to the flow-thru channel.
The southern project boundary (Drainage Area B) accepts runoff from the hill just south of the property. These flows will be collected in a proposed brow ditch and channeled away from the project development area and discharged to points at the western and the eastern ends of the natural channel.

A. Eucalyptus Grove Along Northerly Boundary (Area A)

The northwest quadrant (Drainage Area A) of the site receives runoff from the hills headed up to Daley Ranch. This runoff currently flows into the natural channel. The northwest quadrant of the site will remain in a natural state and those flows will continue to flow to the natural channel as they historically have.

B. Improved Existing Arena Area (Area B)

The runoff from the existing arena area will drain by way of sheet flow to the area of the paved fire access road. The area of the arena will be considered self-treating since the proposed sand soil mixture of the arena will give this area a very large moisture holding capacity compared to the expected rainfall amounts. The arena areas are not expected to produce any significant runoff. The surrounding areas will all be natural ground surfaces and are expected to offer a significant amount of infiltration. The runoff that does reach the paved fire access road will be significantly pre-treated by the time it reaches the pavement. Once it reaches the pavement it will follow the paved access road to a proposed infiltration/ bio-retention area at the southern end of the trailer parking area (area E).

C. Trailer Parking Area (Area E)

The trailer parking area will drain by way of sheet flow in a generally southern direction. At the northern end of the trailer parking area is a small maintenance building and covered areas where the accumulated horse waste products will be stored prior to removal. The parking area will be surfaced with decomposed granite (DG) and will provide a large area for sub-surface storage and infiltration of stormwater. The relatively small impervious area of the maintenance building and muck storage areas will be treated by natural processes during the travel time across the DG parking area. Runoff that does reach the southern end of this area will be treated in the previously mentioned infiltration/ bio-retention area.

D. Lower Equestrian Area (Area C)

The lower equestrian area is composed of one rectangular arena and two smaller round arenas. The ground surface will slope upward to the west. On top of the sloped area will be a

shade structure/ concession area. In front of the concession area will be amphitheater style seating. All of the drainage from area C is directed by way of sheet flow to an infiltration/ bio-retention area next to the existing flow thru drainage channel. All of the runoff from this area will be treated either by natural process (infiltration) as it travels to the bio-retention area, or treated in the bio-retention area before it is released to the flow-thru channel.

E. Common Gathering and Picnic area (Area D)

The Common Gathering and Picnic (Picnic) area will be surfaced with turf and surrounded by paved sidewalks. The entire area will be graded to drain to the lawn area where it will be treated by the natural processes of the grass filtration and infiltration. Any excess runoff will be piped to the flow-thru channel.

F. Therapeutic Arena Area (Area F)

The Therapeutic Arena Area has an existing ground surface that slopes gradually to the south. This area is entirely natural ground surface or engineered equestrian soil mix. The drainage from this area will follow the existing ground slope and drainage patterns and drain southerly along Save a Life Road. All surface runoff in this area will be treated by natural processes.

G. Overflow Parking Area (Area G)

The overflow parking area will be similar to the trailer parking are in that it will be surfaced with decomposed granite (DG) and will provide a large area for sub-surface storage and infiltration of stormwater. This area of the project slopes gently to the south. At the southern end of this area any precipitation that becomes runoff will be collected in an infiltration/ bio-retention area where it will be treated by infiltration or treated and released.

V. Treatment Sizing

Storm water treatment facilities are generally sized based on a percentage of the impervious areas that they are treating. Since this site has a low ratio of imperviousness to "open" (pervious) space, and the advantage that the site surfacing materials also provide significant storm water treatment properties, the integration of the treatment features is not expected to be a significant concern. Due to the lack of impervious surfaces in this project the standard area calculations for sizing treatment control BMP's are less than typical. The formula used to size the Bio-retention facilities for the park and its pervious surfaces is the drainage area multiplied by 10% multiplied by the 4% minimum factor for water quality. In order to provide more area than the bare minimum and allow for possible increase in use, the determined area is then multiplied by a factor of safety of 1.5.

As discussed earlier, the primary treatment control BMP's will be Infiltration and Bio-retention. Infiltration will occur during the routing of storm water over pervious surfaces prior to being collected, treated and further infiltrated in the Bio-retention facilities. The Bio-retention facilities sized for Areas B and E will have a 1,500 square foot minimum surface area. The Bio-retention facility for Area C will be built to a minimum of 500 square feet of surface area. The Bio-retention facility built for Area G will be built to 660 square feet. Each of these facilities will be built with a 36" deep bio/infiltration pit and a minimum 10" water storage depth at the surface.

VI. Storm Water BMP Maintenance

The maintenance of the drainage facilities and storm water treatment features is expected to be routine in nature. All of the storm water treatment features are incorporated into the project design such as pervious paving for the parking lots, infiltration/Bio-retention trenches, etc. The storm water treatment facilities all utilize natural processes to clean and filter the storm runoff. With reasonable site maintenance, such as collecting animal waste into approved structures, regular litter pick-up, and regular landscape maintenance, the storm water BMP's should remain effective indefinitely. Primary inspections should take place after large rain events. Facilities in need of maintenance will exhibit excessive ponding or long draw down periods. Should any features require special maintenance, such as a clogged infiltration trench, then the problem should make itself obvious and easily identifiable by simple observation during routine landscape maintenance operations. Typical maintenance includes raking or disturbing the top layer of the Bio-retention facility to distribute fine sediments. If the system becomes clogged with sediments, replacement of portions of the bio material may be necessary.

ESCONDIDO
City of Choice

CITY COUNCIL

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

Agenda Item No.: 9
Date: March 26, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Diane Halverson, City Clerk

SUBJECT: Annual Appointments to Boards and Commissions

RECOMMENDATION:

1. That the Council ratify the Mayor's appointments to serve on the following Boards and Commissions; terms to expire March 31, 2018 except as noted:

a.	Building Advisory & Appeals Board	3 appointments
b.	Community Services Commission	4 appointments *Includes one Youth Commissioner*
c.	Historic Preservation Commission	4 appointments
d.	Library Board of Trustees (3-year term)	2 appointments *Terms to expire March 2017*
e.	Personnel Board of Review	3 appointments.
f.	Planning Commission	4 appointments *Includes 1 short term (2016)*
g.	Public Art Commission	4 appointments *Includes 1 short term (2016)*
h.	Transportation/Community Safety Comm.	3 appointments

BACKGROUND & SUMMARY:

The Council/Commission conducted interviews on March 5 and 12, 2014 with applicants as listed on Exhibit A. All Board/Commission terms are for four (4) years with the exception of the Library Board of Trustees, who serve three (3) year terms, and the unscheduled vacancies noted as a short-term appointment.

In accordance with State law, the Mayor will nominate members for each Board or Commission and the Council will vote to ratify those nominations.

Respectfully submitted,

Diane Halverson

Diane Halverson, CMC
City Clerk

EXHIBIT "A"

2014 APPLICANTS FOR CITY OF ESCONDIDO BOARDS AND COMMISSIONS

Building Advisory & Appeals Board	Community Services Commission	Historic Preservation Commission	Library Board of Trustees	Personnel Board of Review	Planning Commission	Public Art Commission	Transportation & Community Safety Commission
3 Vacancies	4 Vacancies (1 Youth)	4 Vacancies	2 Vacancies	3 Vacancies	4 Vacancies (1 Short Term)	4 Vacancies (1 Short Term)	3 Vacancies
Jim Fraker	Patricia Borchmann	Marc Correll	Gerald Blevins	Marc Correll	Jesse Abril	Nicole Downey	Jesse Abril
Luther Goodson	Edwin Castro	Robert James	Mirek Gorny*	Luther Goodson	Paul Brown	Steffi Harrison*	Robert Blackstock*
Mirek Gorny*	Amie DeFrain	Michael Lee*	James Lund	William Salerno	Johnathan Fabela	Theodore Kilman*	William Durney*
Robert McCullough	Brandon Garcia	Judith O'Boyle		Sherri Sarro*	Luther Goodson	Brian Murphy*	Jim Fraker
Joseph Russo	Jose Garcia	James Spann*			Ed Hale	Barbara Preston	Jose Garcia
Mayra Salazar	Luther Goodson				Gregory Johns*	Mayra Salazar	William Harrison
Charlie Snowder*	Lynn Graykowski				Irene Lewis	Jean Will	Elizabeth Hart
	Mayra Salazar				Robert McCullough		Ray Leone*
					Robert McQuead*		James Lund
					Mayra Salazar		
					Victor Smetana		
					Chuck Voelker		
					Jeffrey J. Weber*		
					Michael West		

*Denotes Members who are reapplying

Agenda Item No.: 10
Date: March 26, 2014

ESCONDIDO
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❖ WORKSHOP: CalPERS Actuarial Presentation

- No materials available

FUTURE CITY COUNCIL AGENDA ITEMS
March 20, 2014

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

April 2, 2014
4:30 p.m.

	PROCLAMATION
	National AmeriCorps Recognition Day
	CONSENT CALENDAR
	Street Vacation – Portion of South Broadway at 828 South Broadway between 8th Avenue and Khayyam Road (C. Grimm) *The proposed vacation consists of a total of 569 square feet of excess right of way located on South Broadway at 828 South Broadway between 8th Avenue and Khayyam Road. The vacation area is necessary to accommodate improvements and repair of an existing retaining wall that has failed. As excess right of way not requred for street or highway purposes, this vacation may be performed as a summary vacation under Section 8334(a) of the California Streets and Highways Code and a public hearing is not required. There are no existing utilities that are in use that are anticipated to be affected by this vacation. Utilities' comments are due on March 17.*
	Adoption of Updated City of Escondido Design Standards and Standard Drawings and all References, San Diego Regional Standard Drawings and Standard Specifications for Public Works Construction (E. Domingue) *The City of Escondido Design Standards and Standard Drawings, County of San Diego Regional Standards and Standard Specification for Public Works Construction (Green Book) have served as guidelines for design of public works improvements since 1982. City Council adopted the latest Design Standards on May 6, 2009. The proposed Design Standards include addition of standards for rural streets and updated to reflect current industry standards.*
	PUBLIC HEARINGS:
	Grape Street Project Update and Approval of Budget Adjustment and Change Order (E. Domingue) *A budget increase and change order to the purchase order are necessary due to a significant and unanticipated increase of unsuitable soils in the street section of this project in addition to other unanticipated expenses.*
	CURRENT BUSINESS
	WORKSHOP
	Update – Recycled Water and Potable Reuse Program (C. McKinney) *The Utilities Department requests that Council receive and file this presentation concerning options for increased wastewater recycling and potable reuse.*
	Future Agenda Items (D. Halverson)

April 9, 2014
4:30 p.m.

	CONSENT CALENDAR
	Award Bid for Fleet Replacement of Eleven 2014-15 Trunks (S. Bennett) *On February 25, 2014, request for bids were mailed to nine bidders and on March 17, 2014, three bids were received and opened.*
	PUBLIC HEARINGS:
	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 is scheduled to review this project at its meeting on March 25, 2014.*
	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
	Code Enforcement Workshop (B. Redlitz) *This Workshop will provide Council with information on current and proposed strategies to implement the goal of the Council Action Plan for Neighborhood Improvement to have proactive Code Enforcement.*
	Future Agenda Items (D. Halverson)

ESCONDIDO
City of Choice

City Manager's WEEKLY UPDATE to City Council

March 19, 2014

ECONOMIC DEVELOPMENT

- The Post Office has informed us that a moratorium is in place indefinitely on "Post Office discontinuance actions." This means that the plan to close the Escondido Boulevard Post Office in May is on hold. Post Office representatives also have provided a list of the current businesses that have been authorized to serve as "Village Post Offices" within the Escondido area. They are:

    - Latinos Meat Market: 525 West Grand Ave, Escondido CA 92025
    - Stitcher's Treasures: 132 E. Grand Ave, Escondido CA 92025
    - Centre City Cycles: 2065 S. Escondido Blvd, Escondido CA 92025
    - All Season Market: 30012 Old Hwy 395, Escondido CA 92026
    - A1 Liquor Super 7: 2250 South Escondido Blvd, Escondido CA 92025

- Lakes and Open Space Supervisor Dan Hippert gave an excellent interview about the many amenities at Lake Dixon for Ch. 8 news. Attached is a link to the video and a written transcript of the video: http://www.cbs8.com/story/25011830/hidden-in-the-hills#

- The latest issue of the North County Business Journal, published by the San Diego North Economic Development Council is now available online at http://issuu.com/awodigitaledition/docs/north_county_business_journal_d63760c1a7cca8?e=2076238/6796132

- There will be a Cal South State Cup soccer tournament this weekend March 22nd and 23rd at Ryan Park. Cal South will have various different age divisions for both boys and girls; Boys under 14, under15, under 16, under 17, & under 18 and Girls under 14 & under 17. There will be 45 games played over the weekend with 45 teams. We can expect around 2,000 visitors in the Ryan Park area.

SPECIAL EVENTS

Cycling Camp San Diego will be hosting the "St. Paddy's Palomar Punishment Bike Ride" benefitting the Escondido Humane Society. It will be held Saturday, March 22nd – first riders out on the course at 7a.m. The start and finish is at the Escondido Humane Society.

OPERATING BUDGET UPDATE

Operating budget preparation materials and direction were provided to departments in December. The Finance Division began meeting with departments in January to review and discuss each budget submission. As of mid-March, all operating budgets have been submitted and are being complied by budget staff for review by the City Manager. A budget briefing will

be held at the April 23rd, 2014 Council meeting. During this meeting, Finance will provide a brief summary of the operating budget and take direction from the Council on preparing a new two year operating budget that will be considered for adoption at the public hearing on June 11, 2014. A preliminary operating budget document will be available on the City's website prior to the public hearing.

UTILITY BILLING RATES

Effective March 1, 2014, water and wastewater utility billing rates have changed. An updated fee schedule can be found on the City's website at http://www.escondido.org/finance.aspx.

As a reminder, outstanding bills are due 19 days from the bill date. If payment is not received before the close of business on the due date a 10% late fee is added to any outstanding balance. On the back of the customer's bill, detailed information is provided on payments and charges, including reference to the applicable Municipal Code that governs how the City bills customers. Customers can pay their water bill at City Hall 8:00 AM to 5:00 PM Monday through Friday. Online payments are also accepted at www.escondido.org.

PENSION REPORT FROM SAN DIEGO COUNTY TAXPAYERS ASSOCIATION

A new report by the San Diego County Taxpayers Association (SDCTA) shows 11 of 17 cities in San Diego County will see an increase in pension costs in the upcoming fiscal year. However, Escondido is not one of those cities and we will see an 11.38% decline in our pension costs. A copy of the report is available at:
http://www.icontact-archive.com/17K_DekGuNyUGGS7LxXxHfw14M7HFe2Y?w=4

COUNTY BEAR VALLEY PROJECT – CITY WATER LINE RELOCATION UPDATE

Staff met with the County of San Diego and County Water Authority last week to resolve outstanding matters pertaining to the City's water pipeline relocation, which the design for the County's Bear Valley Project necessitates. The meeting was cooperative and the parties anticipate having signed plans by all parties and a signed Joint Use Agreement between the City and Water Authority for the City's relocated pipeline within Water Authority right of way by end of this week. Since the SDG&E utility relocation plans are anticipated to be addressed separately with the bid contract, with these two issues now substantially resolved, the County anticipates it will be able to advertise the project within a couple of weeks.

COMMUNITY DEVELOPMENT UPDATES

Planning:

- Concordia Communities LLC submitted a request for initiation of an annexation for their proposed 550-unit specific plan on the 1,100 acre property referred to as Safari Highlands Ranch. Staff is reviewing for completeness.
- The County of San Diego has notified the proponents (ADJ Holdings) of the proposed recycling facility on Mesa Rock Road that an EIR will be required, and has given the

applicants the option to withdraw the project, reduce the project description for further evaluation or process the EIR (see attached letter). Council had directed staff to monitor the status of this project.

- Major Projects Update:
  - Oak Creek (NUW) – While preliminary review of the technical studies indicates that all environmental impacts can be mitigated (typically resulting in a mitigated negative declaration), NUW has submitted a written request to voluntarily prepare an EIR in response to recent correspondence from area residents. This will delay the public hearing schedule several months.
  - Amanda Lane (NUW) – The application remains incomplete, awaiting the applicant's revised submittals in response to LAFCO and staff review.
  - Zak/NCA Development – After exploring a potential change to increase the number of units from 76 units to 82 units (changing three 3-bedroom units to 12 one-bedroom units with no increase in building size or additional parking), the applicant has decided to retain the 76-unit design. 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 had a very busy week, issuing 69 permits, including 10 photovoltaic permits, for a total valuation of $1,536,416. The Building counter averaged 28 daily sign-ins. Inspections averaged 28 per day. Permits were issued for two single family dwellings on Deana Glen and for the Sonoma Court apartment rehabilitation at 508 E Mission Ave. Building has currently issued 535 permits so far this year compared with 470 at the same time last year.

Business Licensing:

- Business Licensing notified MuniServices that the Business License Tax Audit contract would be terminated at the end of the current contract (April 16th).

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. The striping contractor is completing the new striping this week which includes recently developed bike lanes.

Grape Street Public Improvement Project:
The street lights poles have been delivered and set in place; they will be activated in the next couple of weeks.

Private Development

1146 East Valley Parkway- McDonald's Restaurant:
The new water main syphon has been assembled and is under test. The timetable for installation will require the closure of the #2 west bound lane of Valley Parkway starting on Friday, March 28 through Friday, April 18. An electronic message board has been placed near Harding Avenue notifying of the lane closure. The construction of the storm drain for the project will begin this week along the CALTRANS controlled portion of the roadway. The work is being done between 8:00 p.m. and 6:00 a.m..

Tract 888-Cambell Court:
The water line work is under test. The houses are in the framing stage of construction.

Lincoln Avenue & Escondido Boulevard Gas Main Testing Station:
The contractor has completed the backfill and placement of the first portion of the trench restoration. SDG&E was required to grind and repave the entire width of Lincoln Avenue due to the scope of work. This work will be done within two week's

RedFlex Camera Removal:
The schedule for removal is not yet available from RedFlex.

7-11 Improvement at Washington Avenue:
The contractor has completed the permit process and will begin to construct a new driveway and underground utilities along the Washington Street portion of the project this week.

PUBLIC SAFETY
Police:

- Mike Loarie attended the Bike Walk meeting at the Mitchel Room on March 11 from 6 to 8 PM.
    - City Traffic Engineer Abe Bandegan presented information to the group about the bike paths and background information associated with Escondido's bike paths and roads.

- Seeking Council approval this Wednesday for additional grant funding:
    - $10,000 for OT from the CA Office of Traffic Safety for the 2008 AVOID DUI Grant
    - $7,778 for additional CARE Youth Program Grant Funds
    - $50,000 for additional overtime for Stonegarden Grant Operations

- Annual PD awards ceremony will be held on Thursday, March 20 at CCAE in Salons 4 & 5 from 4 p.m. to 6 p.m.

- Officer Andrew Wyse will be recognized on Thursday at a brunch by the Auto Theft Advisory Committee as our officer of the year

- The Escondido Police Department will once again be hosting a number of presentations for high school and middle school students as a portion of the San Diego Science Festival. These presentations are unique to the Science Festival as the Escondido Police Department is the only Law Enforcement Agency that provides these types of presentations. The presentation will expose students to the Crime Lab and Traffic Division and their dependence on math, physics, and scientific principles to complete investigations. The Crime Lab and Traffic Division will showcase the equipment utilized to gather data and conduct experiments used for investigations. Officers and laboratory technicians will explain how scientific principles are used daily to solve crimes and determine how traffic collisions occurred.

    - Workshops Dates/Times
        - March 18th 9 a.m.-10:30 a.m. & 11 a.m.-12:30 p.m.
        - March 20th 9 a.m.-10:30 a.m. & 11 a.m.-12:30 p.m.
        - Here is a link to the website. http://www.sdsciencefestival.com/

Fire:

- Last week's Boot Drive was very successful in Escondido and raised approximately $10,000

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County of San Diego

MARK WARDLAW
DIRECTOR
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PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

March 11, 2014

Hilltop Group, Inc.
Attn: Rick Gittings
807 East Mission Road
San Marcos, CA 92029

RE: **REQUEST TO PROCESS WITH A MITIGATED NEGATIVE DECLARATION FOR NORTH COUNTY ENVIRONMENTAL RESOURCES**, PDS2008-3500-08-015

Dear Mr. Gittings;

Planning & Development Services (PDS) is providing you with this written correspondence in response to your request to process a Mitigated Negative Declaration (MND) along with a more detailed project description and technical studies received on February 11, 2014. The request received explained how it may be possible to mitigate certain environmental impacts to less than significant and the description of the project was refined by providing more detail on the proposed project. The technical studies submitted with the request and detailed project description were not reviewed with this submittal.

In response to the submittal, PDS thoroughly reviewed your request to process your Site Plan with a Mitigated Negative Declaration (MND) and concluded that an Environmental Impact Report (EIR) is still required to address the project as currently proposed. The reasons for this determination are, but not limited to, the following:

- Scale of Project: The revised project description details that the project would cover 8 acres, with approximately 6 acres of outdoor recycling, a 12,000 square foot building for offices and associated operations, and 2 outbound truck trips a day with no specified limits for materials brought to the site daily. The scale of an 8-acre outside recycling facility surrounded by rural residential uses is large enough to meet the threshold to require an EIR.
- Outside Agencies' Concerns: The Air Pollution Control District (APCD) and the City of Escondido have submitted letters of concern and have requested an EIR.
- Neighboring Property Owners' Concerns: Several neighboring property owners have raised concerns over numerous environmental impacts, including community character, and have requested the preparation of an EIR. The significance of community character impacts can be subjective and courts have required EIRs on similar previous projects.
- Precedence: In 2012 and 2013 there were 3 similar facilities approved in California. Two of these projects utilized a MND and one an EIR. The first MND project was entirely indoors and the other was on an existing landfill. The only approved project, such as your project, that was a stand-alone and outside facility required an EIR.

- Significant Impacts: The County's independent evaluation of the project concludes an EIR is required based on the project's possible significant impacts in various issue areas; including aesthetics, biology, greenhouse gas emissions, traffic, hazards, water quality, air quality and noise.

The combination of the above 5 reasons have lead PDS staff to determine that an EIR is still required for the North County Environmental Resources Site Plan. In order to proceed with the processing of your application, the following two options are available:

1. Reduce the project description and have staff reevaluate if an EIR is still required, or
2. Process an EIR.

If you do not select one of the above options, PDS requests that you formally withdraw your application. Please carefully consider each of these options and respond back to staff with your preferred option no later than April 11, 2014.

If you have any further questions, please contact me at (858) 694-3091 or by email at david.sibbet@sdcounty.ca.gov.

Sincerely,

David Sibbet, Planning Manager
Project Planning Division

cc: File

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