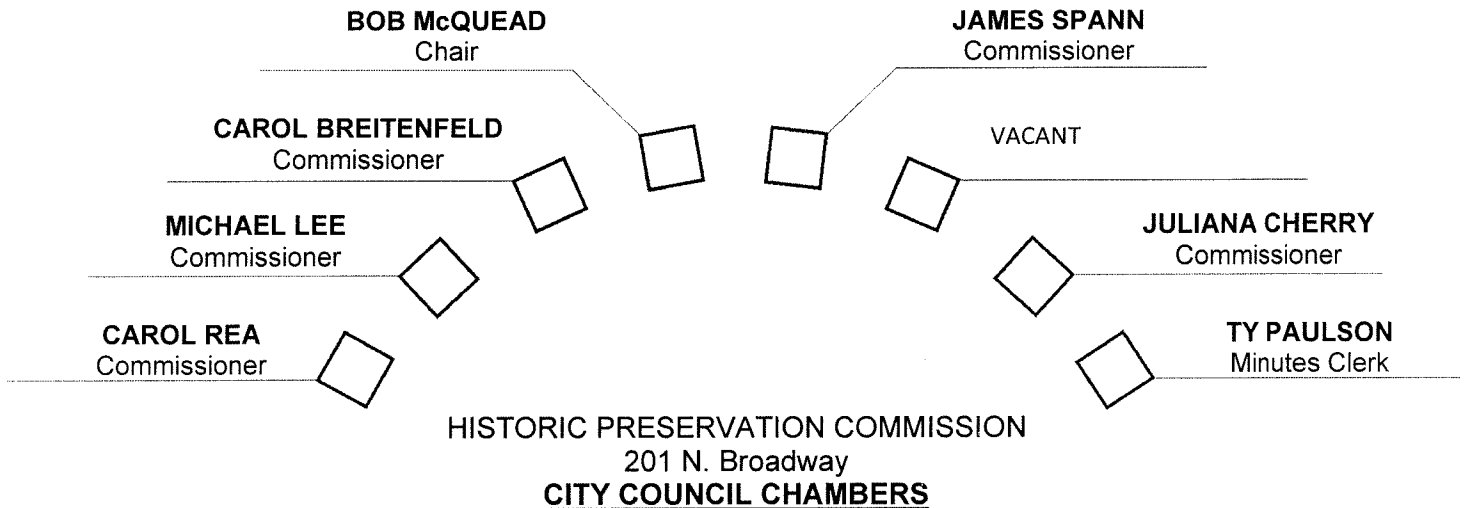


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



**3:30 P.M.
AGENDA**

February 4, 2014

- A. Call to Order.
- B. Flag Salute.
- C. Roll Call.
- D. Review and Approval of Commission Minutes of January 16, 2014.
- E. Oral Communication.

"Under State law, all items under Oral Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public, before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the Chairman. If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." All persons addressing the Historic Preservation Commission are asked to state their name for the public record. The Planning Division is the coordinating division for the Historic Preservation Commission. For information call (760) 839-4671.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the 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 Commission during the meeting are part of the public record and may be retained by the City.

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.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4671, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

F. Public Hearings: None

G. Current Business:

1. Discuss listing on the Local Register vintage signs identified by subcommittee
2. Discuss recent fees adopted for Certificate of Appropriateness, Mills Act and other applications
3. Discuss CLG Grant Application
4. Discuss potential Mills Act workshop for Council
5. Finalize recommendations to the City's Engineering Department regarding standards for curb, gutter and sidewalk replacement in the Old Escondido Neighborhood Historic District

Note: *Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. However, public testimony, if requested, shall be taken by the Historic Preservation Commission and is limited to a maximum time of three minutes per person.*

H. Updates:

Historic District – Breitenfeld, Rea
History Center – Lee
Commercial Historical– Spann, Cherry
Register/Survey/CLG Grants – Breitenfeld, Cherry (McQuead –alternate)
Mills Act Monitoring – Brietenfeld, Rea, Spann
Historic Public Relations – Rea, (vacancy)
Endangered Structures/Vintage Signs –Rea, Cherry
Daley Ranch – Staff

I. Nominations for Historic Awards Program (typically given out each May):

Adaptive-Reuse Award
Best Appearance Award
Historic Research Award
Historic Rehabilitation Award
Historic Preservation Award
Historic Restoration Award
Historic Reconstruction Award
Landscaping Award
Special Merit Award

J. Oral Communication:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

K. Commissioner Comments

L. Written Communication:

1. List of Vintage Signs to consider (See Current Business Item G.1)
2. Article 40 Sec. 33-794 text concerning Local Register process (also for Item G.1)
3. Information regarding City-wide fee update & Historic Preservation Incentives (for Item G.2)
4. OEN Curb Top Scoring Survey Results & Repair Standards (for Item G.5)
5. Copy of National Preservation Institute's 2014 Seminar Schedule

Adjourn to Regular Historic Preservation Commission meeting of April 1, 2014.

CITY OF ESCONDIDO

MINUTES OF THE SPECIAL MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

January 16, 2014

The meeting of the Historic Preservation Commission was called to order at 3:30 p.m. by Chairman McQuead, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Commissioner Lee, Commissioner Rea (Late), Commissioner Cherry, Commissioner Spann, and Chairman McQuead.

Commissioners absent: Commissioner Breitenfeld

Staff present: Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner; and Dan Halverson, Assistant Planner.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Lee, to approve the minutes of the October 8, 2013 meeting. Motion carried. Ayes: Lee, Cherry, Spann, and McQuead. Noes: None. Abstained: None. (4-0-0)

ORAL COMMUNICATIONS – None.

Public Hearings: None

CURRENT BUSINESS:

1. **Review of proposed additions and changes to historic OEN residence at 547 E. 6th Avenue.**

Commissioner Spann recused himself from this item.

Mr. Bingham gave a presentation and noted that the property was a large 12,000 SF lot with frontage on both 6th Avenue to the north and 7th Avenue to the south. The existing house is a 2-story craftsman built in 1910, and the applicant proposes to demolish a storage structure behind the existing garage and build a two-story addition with access to the existing garage roof deck. The proposal also includes changes to the existing house: moving two west-side windows to accommodate a third middle window being replaced with a French door and some smaller east and west side windows on the second floor would also be

relocated. Staff recommended approval with the new windows to match the existing windows. Since the room additions would be behind the existing garage and separate from the residence, staff felt they would not be very visible from either street. All roofs would be composite shingles to match the south facing roof on the house, and the colors/materials would be period appropriate as presented in the exhibits.

Issues discussed during the presentation:

Chair McQuead asked about the window changes.

Commissioner Rea asked about change in roof lines, whether the addition is a granny flat, proximity of the addition to the street, and materials for the roof.

Commissioner Cherry asked if the addition is connected to the house or separate and about re-roofing the entire structure.

Mr. Bingham responded said there would be window changes on the first floor affecting three windows on the west side. The two on the ends would be moved outward and the one in the middle would be replaced by a French door to create access to the existing covered patio being restored directly outside. He also explained that: 1) there is no change in the roof line to the main house, 2) the addition is not considered a second unit because there is no kitchen and would be conditioned to record a deed restriction so stating, 3) the garage is a separate more recent structure connected to the main house only above by the roof and deck, and; 4) the addition is over 50 feet from the curb on 7th Avenue and has an existing shed in between to further hide its view.

The Applicant, Todd Martian, gave a brief presentation and discussed the roofing alternatives.

Commissioner Rea had concerns that the office addition would be too much on the property, that it appeared to be a second unit, and was too close to the easterly neighbor; overall, wrong for the neighborhood.

Commissioner Lee preferred the addition to the old storage structure.

Commissioner Cherry and Chair McQuead had no issues with the project.

ACTION: Motion by Commissioner Lee, seconded by Commissioner Cherry, to approve staff's recommendation. Motion carried. Ayes: Lee, Cherry, and McQuead. Noes: Rea. Abstained: Spann. (3-1-1)

2. Review of proposal to add a second unit to the property at 360 W. 7th Avenue – Withdrawn

3. **Review of proposed addition to OEN residence at 227 E. 9th Ave. - Withdrawn**
4. **Review of proposed creek edge repairs at Daley Ranch adjacent to four historic outbuildings.**

Mr. Bingham gave a presentation about the failure of a portion of an existing historic stone wall, which lines a creek bed, and protects four historic buildings and a very large native oak tree on the property. The original mortared stone wall cannot be re-built pursuant to CA Fish & Wildlife regulations, so a stone rip-rap wall held together with mesh wire (gabions) is proposed as a repair to replace the missing wall portion. All existing trees will remain. Staff recommended approval.

Discussion: Chair McQuead asked about the life of the wire and recommended using local stone for the project.

ACTION: Unanimous consensus to approve the project with the added condition to use the same color rock as the local area.

5. **Consideration of request for reimbursement of building permit fees at 412 & 420 E. 7th Ave.**

Commissioner Rea recused herself from this item.

Mr. Bingham gave a presentation and noted that all necessary paperwork had been filed and final inspections had been completed. He recommended approval to give a reimbursement of \$69.85 in permit fees to the applicant.

ACTION: Motion by Commissioner Spann, seconded by Commissioner Cherry, to approve staff's recommendation. Motion carried. Ayes: Lee, Spann, Cherry, and McQuead. Noes: None. Abstained: Rea. (4-0-1)

6. **Discuss proposed OEN standards for curbs and sidewalk repairs.**

Mrs. Cherry gave a presentation/discussion on curb and sidewalk repair summarizing discussions with public works staff and with commissioner Rea and Wendy Barker during a field review of past repairs in the OEN.

Commissioner discussions ensued on various facets of the proposed standards.

Curbs – Commissioners felt a vertical face and not a slanted design was the most appropriate to the district with the height to be more in keeping with modern

vehicles, but voiced concerns over spacing of the score joint lines on the curb tops. Staff was asked to look into this for the next meeting.

Sidewalks – The general consensus was wherever possible to incorporate the 24" by 24" square pattern most prevalent in the OEN and not to perpetuate odd designs introduced in later repairs. They discussed the merits of finishing stamped concrete vs. saw-cutting; the depth of stamp sufficient to make a functioning weakened plane joint, and the need to first create a stamped sidewalk section in the Public Works yard as an example of the quality of finish work the Commission could expect. Commissioner Spann suggested adding a note to the detail about stamping and then re-tooling or re-finishing the work if needed to achieve the established acceptable quality level of finish.

Pedestrian Ramps – The Commission felt the standards proposed were appropriate.

Driveways – The Commission discussed with staff the problems with various designs present in the OEN. The Commission felt the elimination of narrow finger islands in the parkway separating driveways in close proximity was appropriate. Chairman McQuead suggested the consideration of a mix of the two standards proposed where the radii were eliminated and the use of an angled curb be incorporated.

Commissioner Cherry asked the other members what type of driveway they preferred. The unanimous consensus was to let the type be dependent on the level of traffic on the street with Option #1 to be used on slower moving streets and Option #2 on faster moving streets.

Alley Aprons – The Commission felt the square pattern was not necessary, except in the sidewalk portion crossing the alley, if any. The consensus seemed to be that otherwise the standards discussed were appropriate.

Mrs. Cherry said staff will report back on their questions regarding curb top scoring.

7. Discuss recent window and siding work at 522 E. 6th Ave (previous case ADM 10-0125)

Mrs. Cherry gave an update on the work being done by the owner and noted that the building inspector determined that the work was consistent with the approved Certificate of Appropriateness.

8. Status of Moir's replacement rock wall at 828 S. Broadway

Mrs. Cherry gave an update on a replacement rock wall. The owner's engineer is completing discussions with the adjacent neighbor in order to finalize the proposed remedy and submit to the City.

9. Discuss listing on the Local Register vintage signs identified by subcommittee.

Mrs. Cherry noted the criteria and process for nominating vintage signs to the Local Register.

Commissioner Rea's video presentation on signs was shown.

Chairman McQuead asked the subcommittee to pick a few signs for the commission to consider at the February meeting.

10. Nominate a historic preservation volunteer for Mayor to acknowledge at State of the City Address.

Mrs. Cherry noted the nomination deadline and that she had a nomination form should the commission or a commissioner wish to nominate someone for acknowledgment.

11. Discuss preparations for May's Historic Preservation Month: nominations, magazine articles, etc.

Commissioner Cherry suggested nominating someone for the Mayor's award who could then be the subject of a magazine article. Commission also discussed presenting their own awards in May for vintage signs. The following signs were nominated:

Escondido Square; Sees; Joor; Ice House; Wrangler BBQ; Masonic Lodge; the star with addresses; Corner Market; the Wagon Wheel; and Escondido Lumber.

12. Fee Discussion - Continued to next meeting.

13. CLG Grant Application - Continued to next meeting.

14. Mill Act Workshop Discussion - Continued to next meeting.

Updates: continued to next meeting

Historic District - Rea
History Center – Lee
Commercial Historical – Spann, Cherry
Register/Survey/CLG Grants – Cherry (McQuead – alternate)
Daley Ranch – Lee, McQuead
Mills Act Monitoring Committee – Rea, and Spann
Historic Public Relations – Rea,
Endangered Structures/Vintage Signs –Rea and Cherry

Nominations for Historic Awards Program: continued to next meeting

Adaptive-Reuse Award
Best Appearance Award
Historic Research Award
Historic Rehabilitation Award
Historic Preservation Award
Historic Restoration Award
Historic Reconstruction Award
Landscaping Award
Mayor's Award
Special Merit Award

ORAL COMMUNICATIONS:

Staff noted that Youth Court has added meeting dates on the same days as the HPC meetings and will need to start setting up at 5:30 PM on those days.

Mrs. Cherry reminded commissioners of the joint meeting with City Council on March 12, 2014 to interview applicants to fill the vacant HPC seat and expiring terms.

COMMISSIONER COMMENTS: None

WRITTEN COMMUNICATIONS:

1. Staff report for Mills Act & Local Register Listing at 2858 Oak Hill Dr. (Item F.1).
2. Copy of OHP e-mail regarding CLG Grant Limit (see Current Business Item G.1).
3. Copies of Mills Act visit request letters (Item G.2)
4. List of past CPF Webinars now archived and viewable anytime. (The City can pay the fee for these.) The webinar list is here:
<http://www.californiapreservation.org/recorded-webinars.html>.

ADJOURNMENT:

The meeting was adjourned at 5:40 pm. The next regular meeting was scheduled for February 4, 2013, at 3:30 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk

ESCONDIDO'S HISTORIC SIGNS By Street

(prepared by Lucy Berk, Kathrine Laguna & Carol Rea) Item L. 1

	Name	Address	Street	Date installed	Comments
	Twinkle Tub Laundry	345	2nd Ave., W		Altered
	Ups & Downs Roller Rink	862	Broadway, N		
	Auto Zone	642	Escondido Blvd., N		
✓	Escondido Square	606	Escondido Blvd., N		
	Centre City Café	2680	Escondido Blvd., S		
	Georgia's Liquor	849	Escondido Blvd., S		Parking
✓	Esc. Masonic Center	1331	Escondido Blvd., S		Neon
	Escondido Motel	1350	Escondido Blvd., S		Neon
	Escondido Palms		Escondido Blvd., S		
	Patio Shops		Grand, E		Facing parking lot
	Chasers Deli	418	Grand, E		
	BMS (Bookkeeping)	364	Grand, E		
	B&H Music	354	Grand, E		
	Nutrition (New Bling)	333	Grand, E		
	Ronnie's	207	Grand, E		
		146	Grand, E		
	Stitchers Treasures	132	Grand, E		
	Filippis Pizza	114	Grand, W		
	Union Bank	303	Grand, W		
	La Tapatia	340	Grand, W		
	Charlie's Restaurant	210	Ivy St., N		
	Metaphor	189	Juniper, S.		
✓	Ice House	775	Metcalf St.		
	Mill Pond	360	Midway, N		
	El Galeon	503	Mission, W		
	Mt. Vernon Inn	501	Mission, W		
	Palm Tree Lodge	425	Mission, W		On Mission
✓	Wagon Wheel	425	Mission, W		On CCP
	Motel	425	Mission, W		Crossed signs, center of property
	Wagon Wheel (sputnik)	425	Mission, W		On restaurant roof
	Palm Tree Motel	425	Mission, W		On CCP, altered, changed to Palm Tree Lodge 2010
	Palm Tree Lodge	425	Mission, W		On CCP, new?
	Holiday Wine Cellar	302	Mission, W		Previous award winner

✓	Korner Market	482	Pennsylvania, E		
	Cocina del Charro	525	Quince, N		
✓	Cluster with star	458	Quince, S		
	Albertos Mexican Food	365	Rose, N		
	Dixieline Lumber	561	Tulip, N		
	Truly Yours	2045	Valley Pkwy, E		
	Yum Yum Donuts	1881	Valley Pkwy, E		
	Joann Fabrics	1680	Valley Pkwy, E		
✓	Wrangler Barbecue	1644	Valley Pkwy, E		
	McDonalds	1146	Valley Pkwy, E		
	Wienershnitzel	960	Valley Pkwy, E		
	Kragen Auto Parts	910	Valley Pkwy, E		
	Color Tile	850	Valley Pkwy, E		
	Wedeking Bakery	815	Valley Pkwy, E		
	Snack n Bottle		Valley Pkwy, E		
	Nutrition	333	Valley Pkwy, E		
✓	Joor Muffler	302	Valley Pkwy, E		
	Felix Plaza	250	Woodward Ave.		Incl telephone sign

✓ see's Candy 1005 Valley Pkwy, E

✓ Esccondido Lumber

Chapter 33 ZONING
ARTICLE 40. HISTORICAL RESOURCES

Sec. 33-794. Procedure and criteria for local register listing or local landmark designation.

(a) Initiation. Any person may nominate an historical resource to the local register or landmark designation. The application shall be made to the planning division on forms provided by the city. Requests for local landmark designation shall include a letter signed by the property owner consenting to the initiation.

(b) Review process.

(1) Upon receipt of an application for local register listing or local landmark designation, the planning division shall notify the property owner and building department of the pending request. No building or demolition permits shall be issued for any alteration to any improvement, fixture, or façade located on a site subject to a request for local register listing or local landmark designation while the matter is pending final decision.

(2) Requests for local register listing or local landmark designation of resources owned by the City of Escondido shall be brought to the city council prior to the HPC's decision to list or designate such resource.

(3) The HPC and city council shall each hold a duly noticed public hearing. In their review of the request for local register listing or local landmark designation, the HPC and the city council shall consider the criteria listed in this section.

(c) Notification of action. No later than five (5) working days following the city council's action, the decision of the city council shall be filed with the city clerk and a notice thereof shall be mailed to the applicant at the address shown on the application.

(d) Criteria. Prior to granting a resource local register or historical landmark status, the city council shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:

(1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation;

(2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;

(3) Escondido historical resources that are connected with a business or use that was once common but is now rare;

(4) Escondido historical resources that are the sites of significant historic events;

(5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;

(6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;

(7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;

(8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;

(9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;

(10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;

(11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities;

(12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;

(13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)



CITY COUNCIL

For City Clerk's Use:

☐ APPROVED ☐ DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 8

Date: August 21, 2013

TO: Honorable Mayor and Members of the City Council

FROM: Gilbert Rojas, Director of Finance
Joan Ryan, Finance Manager

SUBJECT: Proposed Changes to Annual Inventory of City Fees

RECOMMENDATION:

It is requested that Council adopt Resolution No. 2013-99 that will authorize some new City fees, make changes to certain existing fees for service and delete fees for service that are no longer used.

FISCAL ANALYSIS:

These fee changes are being proposed to update existing City fees to full cost recovery. Full cost recovery means that the fees charged by the City for the services being delivered equal the City's cost of providing the services including direct and indirect costs, departmental overhead and City administration.

It is impossible to have a fee schedule that perfectly collects exactly and precisely the full cost of providing services at any point in time. Both costs and the demand for services change over time. However, in the aggregate, over a period of time, it is possible to establish fee levels designed to recover all eligible costs. In recognition of that limitation, California government Code Section 66014 requires that fees be established at levels that recover "the estimated reasonable cost of providing the services or materials."

BACKGROUND:

Each year Staff reviews the City fee inventory schedule for possible fee changes keeping in mind the need to charge a user fee that will fully recover the costs associated with the service their department is providing. Exhibit A of Resolution 2013-99 provides a comparison between existing and proposed fee changes. If these proposed fee changes are approved by Council they would go into effect on September 30, 2013. These proposed fee changes do not include any development impact fees or fee increases that requires a Prop 218 notification. In addition, the Building Division reviewed their building permit and plan check fees and believe there is sufficient justification to propose fee increases but need additional time before they propose any changes.

Following is a description of the steps taken to develop these user fees, a comparative fee survey for a sampling of Planning Division fees and an analysis of the proposed fee changes by department/division.

Cost of Service Analysis:

A cost of services analysis is an effort to quantify the full cost of providing a service and then establishing a user fee based on this analysis. Calculating user fees using the full costs recovery model is accomplished by estimating the number of hours required to provide the service and then multiplying this amount by a fully loaded hourly rate. Hours to accomplish the service are identified by breaking the process into individual tasks and then determining the time it takes to complete each task. The amount and level of staff time varies with the scale and complexity of the service. These average staff time estimates are then multiplied by the fully loaded hourly rate which includes direct and indirect costs as well as the department's internal overhead rate and the City-wide overhead rate to yield an average full cost of the service.

The average full cost of providing a fee for service is just that: an average cost at the individual fee level. The City does not have the systems in place to impose fees for every service or activity based on the actual time it takes to service each individual. The average cost approach is used by most cities to calculate fees. With the exception of certain Planning and Engineering fees for services associated with complex or large scale projects, most of the City's fee schedule is composed of flat fees which are linked to an average cost of service. Using this process establishes fee levels designed to recover all eligible costs of providing a service.

Fee Establishment:

City Staff reviewed the list of current City fees and identified proposed fee increases needed to match the cost of providing the service. In other cases new fees were added or deleted from the fee schedule. This occurred to better relate fees to current business practices. Some new fees were added to cover the costs associated with existing services where no fee was currently being imposed for the service.

Cost Recovery Evaluation:

The City is funded from a variety of sources such as taxes, user fees, special charges, fines, grants and assessments. Many City services are accessible and benefit our citizens as a whole and are primarily funded by local taxes. Examples of these services include police and fire protection and access to the City's parks and library. Other City services benefit a particular segment of the population and provide a direct monetary or personal benefit to the recipient. These services are funded by user fees and it is this group that subsidy and recovery levels

should be considered carefully. If costs for providing these specialized goods or services are not fully recovered, there will be a decrease in funding for other public goods and services.

It is generally accepted that a fee's cost recovery level should be in direct proportion to the specific benefit received by the individual. For example, if an individual wants to rezone some land for a housing development, the City may not want to charge a fee less than full cost, since to do so would require a subsidy paid by the general citizenry who do not share in this benefit. If fee levels fail to recover full costs of operations, then other activities must be scaled down to support unrecovered costs of fee related activities. When governments subsidize activities instead of recovering full costs of operation, there is less money for the jurisdiction to accomplish other goals. While cities may choose to subsidize certain activities for the greater public good, for example recreation programs for youth, seniors or disadvantaged, they do not generally subsidize user fees that benefit only the applicant. Other reasons to subsidize user fees include economic goals, community values, market conditions, or non-compliance if fee is required. City Departments have calculated their user fees based on full cost recovery. If Council chooses to subsidize any of these fees that is a policy decision that is being left up to Council.

With that in mind, below are Staff's proposed fee changes based on fully cost recovery and the reason behind these changes:

City Manager's Office Fee Changes:

The City Manager's Office oversees and manages special events that take place on public property. Part of this process involves setting special event application fees and rental fees for use of City owned property. In order to attract more special events to the community, the special events application fee is being restructured by establishing a multi-tiered fee schedule based on the non-profit status of the event organizer. This fee will range from \$75 to \$300 per event. A survey of four other North County cities reveals they charge fees from \$75 to \$350 per event so the City would remain competitive. The City also desires to make the Daley Ranch House and immediate areas around the house available for private, corporate, and public events. The proposed fee structure will cover costs associated with maintenance of the facility while at the same time being competitive with other special event rental facilities.

Building Division Fee Changes:

The Building Division is proposing a new research fee to cover the administrative costs for research and plan reproduction. The Utilities Division is also requesting a new Brine Connection fee that will be collected by the Building Division. This fee will allow industrial users to connect to the City's industrial brine collection system. The brine collection system minimizes the discharge of salts to the City's sewer system.

Code Enforcement Division Fee Changes:

The Code Enforcement Division is responsible for the enforcement of codes and standards that regulate property, buildings, and structures in the City. In an effort to obtain compliance, fines are charged to residents that do not correct a code violation. Code Enforcement is proposing a new fee to cover the administrative costs associated with processing the release of a Certificate of Public Nuisance. They are also proposing an increase to the Code Enforcement Re-Inspection fee and the Mobile-home Park Re-Inspection fee as an incentive for timely compliance.

Planning Division Fee Changes:

Planning processing fees are charged to applicants to cover the costs involved in reviewing development applications to insure compliance with City land use ordinances, environmental laws and State regulations. These processing fees cover reviews of development agreements, conditional use permits, plot plans, parcel and subdivision maps, variances, General Plan Amendments, zone changes, and temporary use permits. These fees are artificially low and have not been adjusted since 2004 and are well below comparable cities (Oceanside, Chula Vista, El Cajon, Encinitas, Carlsbad, and San Marcos). These proposed fee changes are requested because current fees do not include salary/benefit changes since 2004, do not include significant staff time spent by other development services departments (Building, Public Works, Utilities, Fire and Storm-water estimated at 25% of Planning staff time), and did not include the updated department overhead rate.

Engineering Division Fee Changes:

The Engineering Division is responsible for plan checking and inspection of construction projects including those initiated by private developers. To cover costs associated with this process, they are proposing an increase to the plan revision and inspection fee. The Engineering Division is also requesting a new fee for review of a Water Quality Technical Report. This State-mandated report performs an analysis on the impact a proposed development will have on water quality and ensures mitigation of impacts to meet State requirements. The Engineering Division is responsible for issuing encroachment permits that are required for construction work in the public right-of-way or publicly maintained or owned easements or property. Encroachment permit fees have been added to the fee schedule to recover staff time costs associated with large utility projects in the public right-of-way. The Engineering Division is also requesting a new Occupancy License fee and Research fee to recover the costs associated with these services. They are also requesting that nine fees be removed from the fee schedule as they are no longer required.

Fire Department Fee Changes:

The Fire Department in addition to providing emergency medical services for the City also provides fire protection services. One of these services is the inspection of apartment, hotel and motel occupancies. These inspections are mandated by the State Fire Marshal's Office and are conducted to determine that reasonable fire safety exists at these properties. These proposed fee changes utilize the full cost recovery model and the California Health and Safety Code allows cost recovery for these services.

The Fire Department is also proposing fee increases to the linen fee and the paramedic documentation fee. The linen fee covers the cost of disposable linen during transport. The paramedic documentation fee covers department costs for an Emergency Medical Services documentation program and a cardiac alert notification system. These proposed fee changes are needed to reach full cost recovery. The Fire Department also charges a fee for a firefighters' time to respond to a subpoena to appear in civil court. Assembly Bill 2612 increased the amount that the City can charge when a firefighter receives a civil subpoena to appear in court.

Lakes Division Fee Changes:

The Lakes Division is proposing a new second rod fee to be charged to individuals fishing at Lake Dixon who want to fish with two poles. If the fisherman pays this additional fee, their daily permit will be stamped to indicate that they are allowed to fish with two poles. This will raise additional revenue at the lake and also resolve complaints of wanting to fish with two poles.

Police Department Fee Changes:

The Police Department collects user fees to offset the costs for administrative processing fees, crime analysis reports, staffing costs for special events and subpoenas, and regulatory permit activities. The proposed fee increases are due to increased staffing and material costs. Below is some background on these fees.

Bingo operators and pawn brokers need special approval and permits to operate in the City. They must supply additional information and a license fee to the City before opening for business. This fee helps pay Police Department costs associated with conducting additional background investigations on the application and the applicant.

Cabaret operators must annually pay a cabaret license fee to operate in the City. This fee is used to pay for Police Department costs associated with background investigation of the operator of the establishment, the character of the premise to be licensed and the probable effect of allowing dancing at the premise.

The Police Department charges a fee for a police officer's time to respond to a subpoena to appear in civil court and to cover a police records employee's time subpoenaed to appear in civil court. The Police Department also charges a fee for staffing costs to patrol special events.

The Police Department added a new fee for ticket sign off. This fee covers the costs for correction of any violation that requires inspection for proof of correction. The Police Department also deleted the massage establishment permit fee and the alternative health care practitioner permit fee. These establishments/practitioners are now licensed by the California Massage Therapy Council or the State respectively.

Utilities Division Fee Increases:

The Utilities Division is required to comply with all applicable state and federal laws concerning industrial pretreatment regulations. These regulations should prevent the introduction of pollutants into the sewer treatment plant which could interfere with operations. A primary component of this regulation is the administration and oversight of an industrial wastewater discharge permit system. The Utilities Division is requesting a new industrial waste permit fee to pay for the processing of this industrial waste permit which includes review of the application, collection of required information and data, and inspection of the applicant's facility to verify data. They are also requesting a new pretreatment inspection fee to recover the costs associated with annual inspections of the industrial user, sampling of the industrial user's discharge, submitting samples to a lab for analytical services, monitoring the industrial user, and reporting any findings to the State and Federal Authorities. Enforcement of these procedures should deter violations and bring noncompliant dischargers back into compliance with discharge standards and requirements.

The Utilities Division is also establishing a new Bacti Line Retest fee to cover the costs of retesting when an initial line testing has failed. They are also establishing a new Wastewater Loading Fee. A loading fee is assessed for wastewater discharges from industries that contain more organic waste strength and solids than wastewater from a typical domestic household. This discharge strength is measured in terms of Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) concentration. Normal wastewater is considered to be 300 milligrams/liter of BOD and 300 milligrams/liter of TSS. The volume is calculated on 90% of metered water use unless wastewater discharge is metered then the actual wastewater flow will be used.

Comparative Fee Survey:

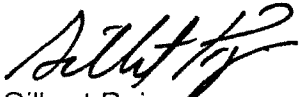
At the end of this staff report is a table of how some of the Planning Division's proposed fee changes compare to those of other jurisdictions. The purpose of this comparison is to provide a sense of the local market pricing for services. This comparison does not provide information about cost recovery policies as comparative agencies may or may not base their fee amounts on the estimated cost of providing the service.

Summary:

Projected Fiscal Year 2013-14 General Fund revenue from charges for services is \$6.2 million or 8% of total revenue. This projection does not include any increases due to new fees or proposed fee changes. Predicting the amount to which these proposed fee increases will affect revenues is difficult to quantify. In the near future, the City should not count on increased revenues to meet any specific expenditure plan. Experience with these fee increases should be gained before revenue projections are revised. However, unless there is some significant, long term change in activity levels at the City, proposed fee increases should over time enhance the City's revenue stream. In addition, approval of these fee changes will establish fee levels designed to recover all eligible costs of providing a service.

Representative from each Department will be present at the Council Meeting to answer any questions regarding these proposed fee changes.

Respectfully submitted,



Gilbert Rojas
Director of Finance



Joan Ryan
Finance Manager

Comparison of Planning Application Fees*

Type of Application	Escondido (2004)	Escondido (Proposed)	Carlsbad (2013)	El Cajon (2011)	Encinitas (2009)	Oceanside (2013)	Vista (2013)
Plot Plan / Administrative Permit	\$650 – \$1,650	\$2,490	\$4,309 - \$10,930	\$3,600	\$2,200-\$6,000 (incl. design review)	\$4,838 – \$6,345	\$2,049
Parcel Map	\$1,620	\$2,430	\$3,670	\$4,000 + \$25/lot	\$3,500	\$3,089	\$3,138
Subdivision Map	\$2,535 – \$4,400	\$3,802-\$6,600	\$3,968 - \$7,340	\$6,000 + \$70/lot	\$10,000 + \$500/lot (>5 lots)	Deposit account	\$7,518 - \$9,558
Conditional Use Permit	\$1,245 – \$3,070	\$1,870-\$4,610	\$4,325	\$1,500 – \$5,000	\$1,600-\$6,000	\$3,152 – \$4,503	\$6,958
Variance	\$1,015 – \$1,150	\$1,520-\$1,725	\$2,727	\$750	\$1,600-\$3,200	\$4,000	\$2,196
General Plan Amendment	\$3,190 – \$6,320	\$4,785-\$9,480	\$4,117- \$5,939	\$3,300	\$13,000	\$9,234 or deposit account	\$9,284
Zone Change	\$2,335 – \$3,130	\$3,500-\$4,700	\$4,370- \$6,408	\$3,500		\$7,424 or deposit account	\$8,855
Sign Permit/Comprehensive Sign Program	\$25 / \$435	\$78 / \$650	\$59 / \$1,017	\$350	\$75/\$800	NA / \$1,200 comprehensive sign package	\$117 / \$991- \$1,922
Negative Declaration	\$1,405	\$2,490 + \$234/report	\$1,667	\$4,650 + \$250/report +\$85 (NOD)	\$4,200	Deposit account	\$9,196
Hourly Rate	\$50	\$52 (avg.) -\$78 (Professional staff only)	Fully burdened hourly rate	NA	NA	\$100	\$97

* Full Cost recovery: County of San Diego, Chula Vista

CITY OF ESCONDIDO FEE INVENTORY
FISCAL YEAR 2013-14

Updated as of: 9/30/2013

Department	Fee Description	Current Fee/Unit Basis
Planning	→ Other Minor Projects - Certificate of Appropriateness	\$104
Planning	Other Minor Projects - Fire Department Plan Review	\$104
Planning	Other Minor Projects - Final Map - Parcel Maps	\$410/map
Planning	Other Minor Projects - Final Map- Major Subd.	\$995/map
Planning	Other Minor Projects - Grading Plan/Minor less than 1000 C.Y. of Grading	\$265/plan
Planning	Other Minor Projects - Grading Plan/Major over 1000 C.Y. of Grading	\$1,100/plan
Planning	Other Minor Projects - Landscape Plan/Minor	\$225/plan(excluding single family)
Planning	Other Minor Projects - Landscape Plan/Major	\$1,040/plan(excluding single family)
Planning	→ Other Minor Projects - Local Register	\$312 + notice, mailing, image = 612
Planning	→ Other Minor Projects - Mills Act	\$312
Planning	Other Minor Projects - Temporary use Permit	\$156
Planning	Subarea Facilities Plan Repayment Fee	\$58/du
Planning	Appeal Administrative Decision - Single Family	\$1,210/appeal + notice fees
Planning	Appeal Administrative Decision - Other	\$1,535/appeal + notice fees
Planning	Appeal Administrative Decision-Arts & Crafts Permit	\$935/appeal + notice fees+ microfilm fees (1/2 appellant & 1/2 applicant paid)
Planning	Modifications - CUP/Minor	\$1,162/modification -notice fees
Planning	Modifications - CUP/Major	\$2,745/modification + notice fees
Planning	Modification - Parcel Maps	\$600/modification + notice fees
Planning	Modifications - Planned Dev./Preliminary Plan	\$2,260/modification + notice fees
Planning	Modifications - Planned Dev./Master Plan	\$4,120/modification + notice fees
Planning	Modifications - Planned Dev./Precise Plan	\$2,475/modification + notice fees
Planning	Modifications - Tent. Sub. Map/5-25 units	\$2,890/modification + notice fees
Planning	Modifications - Tent. Sub. Map/26+ units	\$3,660/modification + notice fees
Planning	Modifications - Other No Hearing	\$920/modification
Planning	Modifications - Other Hearing Required	\$1,260/modification + notice fees
Planning	Gen. Plan Amendment Request (< 5 Acres)	\$4,785/request + notice and microfilm fees
Planning	Gen. Plan Amendment Request (5-25 Acres)	\$6,720/request + notice and microfilm fees
Planning	Gen. Plan Amendment Request (> 25 Acres)	\$9,480/request + notice and microfilm fees
Planning	Sphere of Influence Amendments	cost recovery + notice fees
Planning	Planning Comm. Agenda Subscription	\$20/year
Planning	Planning Comm. Packet Subscription	\$255/year
Planning	Public Hearing Notice Sign (2' x 3')	\$20/each
Planning	Public Hearing Notice Sign (4' X 4')	\$31/each
Planning	Public Hearing Continuance (Applicant Request)	\$312
Planning	Daley Ranch Credit Agreement Administration	\$312
Planning	Copies from Microfilm(OCE')	\$1.00 each
Planning	Legal Notice Fees	\$160 /notice

HISTORIC PRESERVATION INCENTIVES

The following incentives program is applicable to owners of (1) non-register properties in the Old Escondido Neighborhood district, (2) properties listed on the Local Register of Historic Places, and (3) properties listed on the Local Register and designated by a landmark.

Criteria for Qualifying for Incentives

The following general criteria must be met in order for an applicant to qualify for any of the incentives:

1. Property owner is engaging in maintenance of the structure or yard that is "street visible."
2. The exterior improvements to an historic structure are determined by staff and/or the Historic Preservation Committee (HPC) to be in conformance with the Design Guidelines for Homeowners of Historic Structures.
3. The maximum amount of the incentive is not given more than once every five years to a property or property owner.
4. The work is approved by the HPC prior to the incentive being granted or work performed.
5. Reimbursement for the work is made to the property owner only after all work is completed and inspected by staff.
6. All receipts for materials and/or labor must be submitted to staff to receive reimbursement.

Non-register properties in the Old Escondido Neighborhood are eligible for the following incentives:

1. Waiver of Building and/or Plot Plan fees not to exceed \$300.
2. Reimbursement for a dumpster up to \$300.
3. Reimbursement for a maximum of \$150 for building or landscape materials.

Residential properties listed on the Local Register of Historic Places are eligible for the following incentives:

1. Waiver of Building and/or Plot Plan fees not to exceed \$300.
2. Reimbursement for a dumpster up to \$300.

3. Reimbursement for a maximum of \$300 for exterior building or landscape materials.
4. Reimbursement for a maximum of \$300 for design services rendered by an architect or designer experienced in the field of historic preservation. The architect must supply a letter documenting their work on a minimum of three projects involving historic preservation.
5. Eligibility to participate in the Mills Act contract provided that all criteria are met.
6. Waiver of any applicable fee for site plan analysis as required for listing on Local Register.

Residential properties listed on the Local Register of Historic Places and designated as a Historic Landmark are eligible for the following incentives:

1. Waiver of Building and/or Plot Plan fees not to exceed \$600.
2. Reimbursement for a dumpster up to \$300.
3. Reimbursement for a maximum of \$1,000 for exterior building or landscape materials.
4. Reimbursement for a maximum of \$1,500 for design services rendered by an architect or designer experienced in the field of historic preservation. (The architect must supply a letter documenting their work on a minimum of three projects involving historic preservation.)
5. Eligibility to participate in the Mills Act contract.

If a structure is listed on the Local Register of Historic Places and is located on property zoned commercial or professional, or the structure is located on the south side of Fifth Avenue between South Escondido Boulevard and Juniper Avenue, the property owners are eligible for the same incentives as properties listed on the Local Register. In addition, these properties can incorporate the following relaxed design standards into their project:

1. Allow vehicles to back onto non-designated circulation element streets provided that site distance requirements are met.
2. Provide individual trash cans instead of a dumpster with the written consent of Escondido Disposal.
3. The applicant may request a parking credit or variation from the total number of spaces required for development under the Escondido Zoning Code as follows:

- a. Credit of fifty percent (50%) of the total on-street spaces contiguous to the subject property applied to the total off-street parking required by the Zoning Code.
- b. On-site tandem spaces may be applied to off-street parking requirements for employees only, excluding the handicap space. Spaces shall be designated for employees only.

A minimum of two (2) spaces shall be provided on site.

4. Waiver of one hundred percent (100%) of Building and/or Plot Plan fees.
5. Waiver of fifty percent (50%) of the Conditional Use Permit (CUP) fee if a CUP is required to permit the use of the property.
6. Expedited review and processing of City-required site plan and building permit applications.

Historic Landmark Designation

1. Structures listed on the Local Register which have a special character or special historic or aesthetic interest or importance as part of the development, heritage or cultural characteristics of the city, state or nation may warrant distinctive recognition as a historic landmark. These special structures qualify as landmarks wherein they exemplify the particular architectural style or way of life important to the city or provide clear significance and community recognition. Criteria for Landmark designations (Ord. 92-03) will be used to evaluate Landmark request. Evaluation will be based on an outstanding rating of these criteria.
2. Additionally, a property owner may request assistance with a low-cost alternative to obtain a chain of title search to document the historic significance of the property.
3. Landmark structures would be identified with an exterior bronze plaque displaying pertinent information about the landmark.

Historic Sign Designation

A sign may be designated as historically significant if recommended by the Historic Preservation Commission and approved by the Planning Commission if it meets one or more of the following criteria:

1. The sign is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and is not significantly altered.
2. The sign is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Moderne style.

3. The sign demonstrates extraordinary aesthetic quality, creativity, or innovation and findings to that effect are made by the Historic Preservation Commission and the Planning Commission.

Placement on the historic sign inventory does not preclude the owner from demolishing or removing the sign. Signs designated as historic signs may be exempted from limitations on height and location, and the sign area may be exempted from the allowable total sign area for the site. All parts of the exempted historic sign, including neon tubes, incandescent lights and shields and sign faces, shall be maintained in a functioning condition as historically intended for the sign. The wording or image of the historic sign may be altered only if such alterations do not substantially change the historic style, scale, height, type of material or dimensions of the historic sign. Historic signs for which an exception is granted shall be brought into conformance with the above requirements within 90 days of the date the exception is granted. Failure to maintain the historic sign in conformance shall constitute grounds for rescinding the sign exception.

PLW0923-12

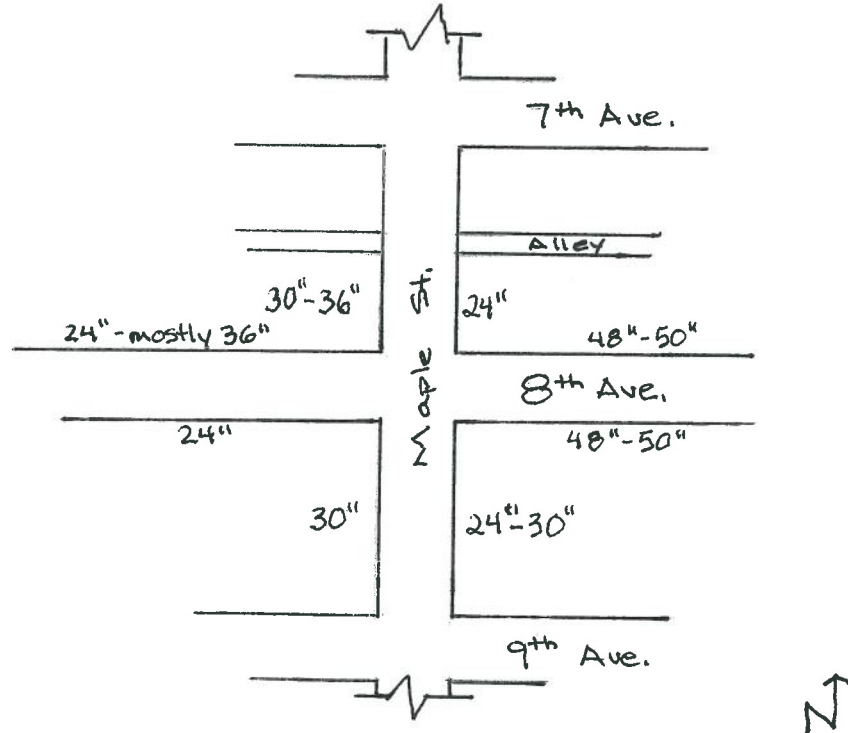
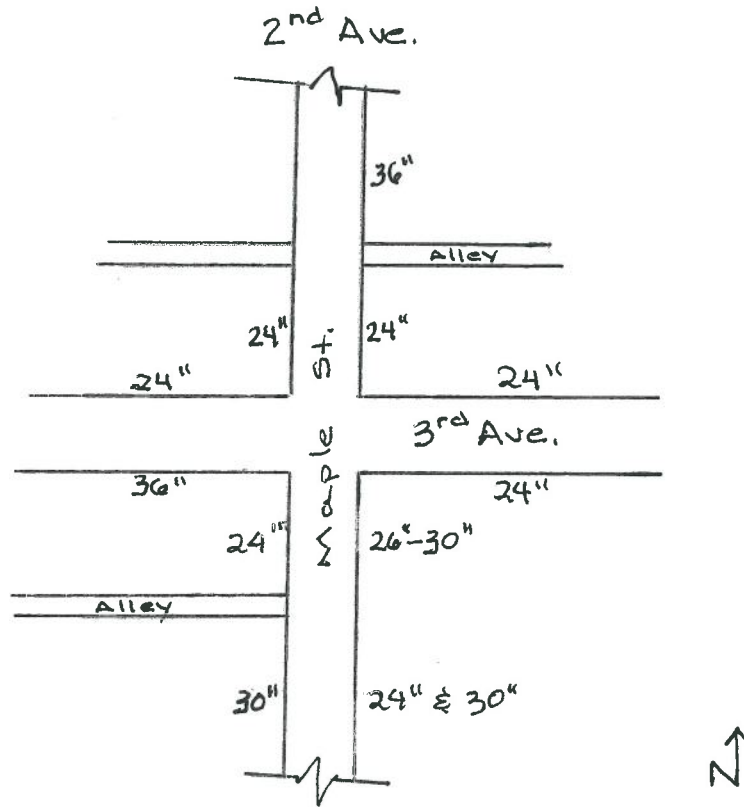
Survey Areas

Predominately 24"
25 instances

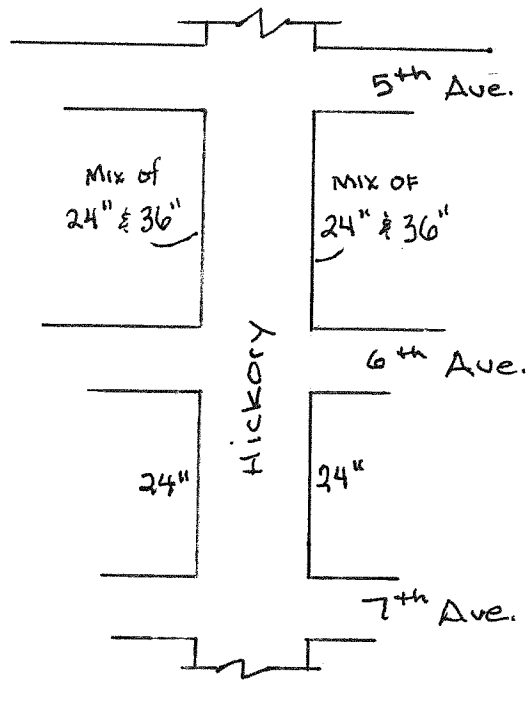
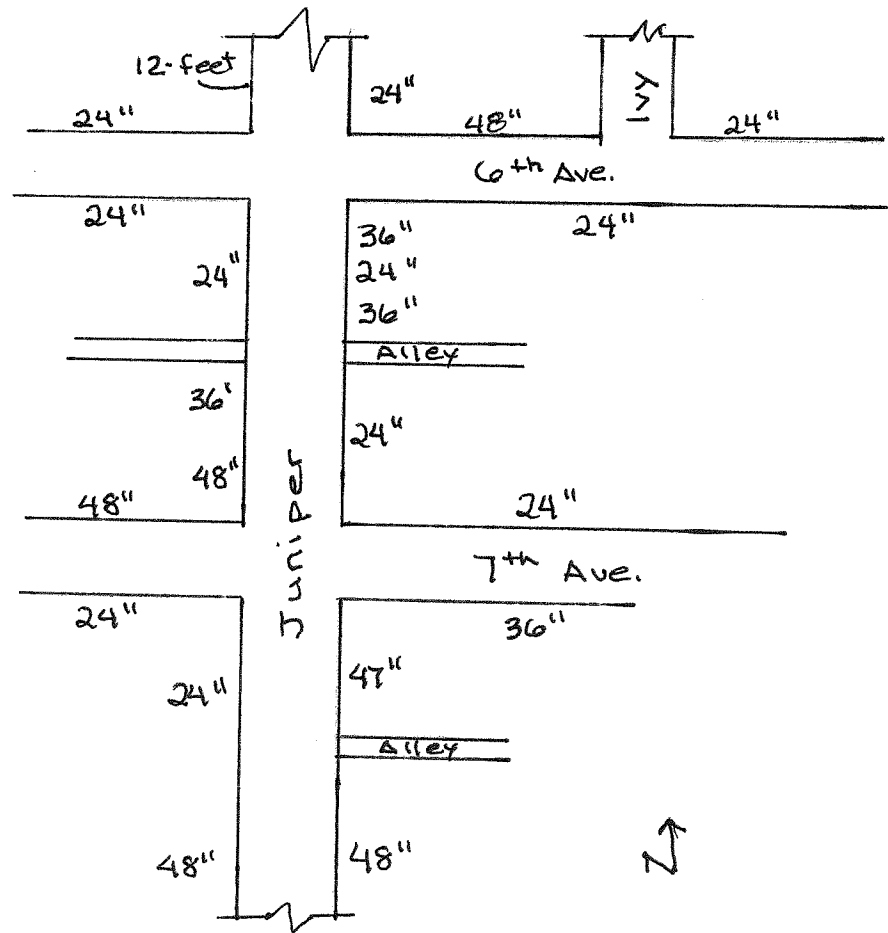
9 instances of 36"

9 instances of 48"

3 instances of 30"



Survey of Curb Top Scoring



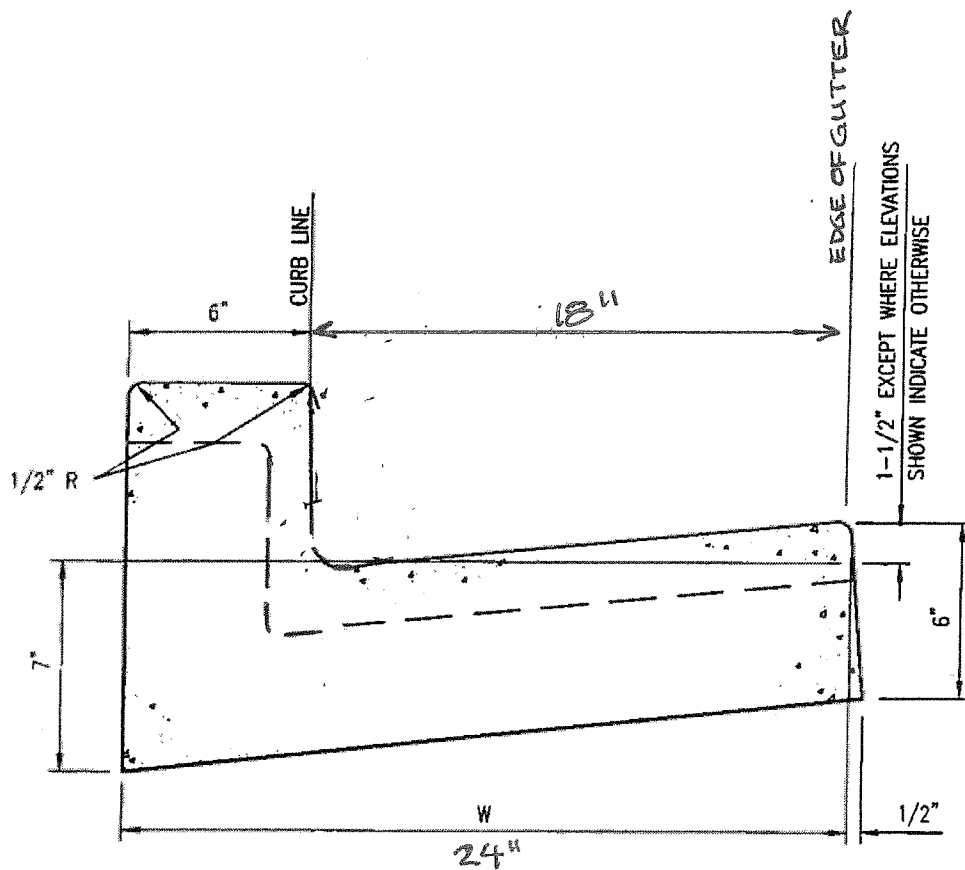


20121091

OLD ESCONDIDO

STANDARDS FOR CONSTRUCTION AND MAINTENANCE

1. Curb – Damaged curb or curb being replaced shall be removed and constructed per Detail OE-G-2.
 2. Transitions to adjacent curb improvements with differing heights shall be made at approximately 1" per foot, and finishing on a score line, unless otherwise directed by the Field Engineering Inspector. Hitch rings and street names encountered in sidewalk or curb areas to be demolished shall be preserved and replaced in newly constructed curb, in the same location, unless otherwise directed by the Field Engineering Inspector. Score top of curbs and curb face at 24" on center.
2. Sidewalk – Damaged or replaced sidewalk shall be constructed using a 4' width, and a 2' square score pattern, with medium broom finish. Weakened Plane joints shall be at 12' intervals, and Expansion joints shall not exceed 48' intervals. Sidewalk score lines shall be tooled or stamped grooves with a ¼" radius to a depth of ½". Refer to SDRSD G-7 for additional construction requirements not specified herein. Detail OE-G-9 shall be reviewed for scoring and joint locations in lieu of the specified SDRSD G-9. Transitions to adjacent sidewalk improvements with differing width shall be made at a minimum of 2' of meeting existing improvements, and as necessary to finish on a score line, unless otherwise directed by the Field Engineering Inspector.
3. Pedestrian Ramps – The appropriate pedestrian ramp shall be identified for construction to best match existing conditions. With exception of the curb, construction of the ramp shall comply with Curb Ramp Details per Caltrans Standard Plan A88A. Required truncated domes shall be Colonial Red in color. Curb and gutter for replacement or newly installed ramps shall be constructed in accordance with Detail OE-G-2.
4. Driveways – Installed or replaced driveways shall be constructed to current minimum width requirements of 12' unless requested by the developer to match existing, smaller driveway opening, or as otherwise directed by the Field Engineering Inspector. Sidewalk removed and replaced as part of driveway improvements shall comply with SDGRD G-14A or G-14B, using the detail best matching existing conditions. Installation of the sidewalk score pattern shall comply with Item 2 above OE G-9, however scoring shall not extend into the driveway apron. Driveway curb shall be constructed in accordance with Detail OE-G-2. The vertical face curb shall turn along the edge of the driveway wings and transition to be level with the sidewalk on streets with slower moving traffic. Driveway aprons with depressed curbs and angled wings to be used on streets with faster moving traffic. Parkway planters on the property line between driveways may be removed to improve access into the driveways, particularly on Circulation Element streets.
5. Alley Aprons – Damaged or replaced aprons shall be removed and constructed using SDRSD G-17, except curbing for the apron shall be constructed in accordance with Detail OE-G-2. No scoring is allowed within the apron.
6. Removal of existing sidewalk or curb and gutter shall comply with existing San Diego Regional Standard Drawing (SDRSD) requirements.



TYPE	W	*AREA
G	24"	1.34 SQ. FT.
H	30"	1.60 SQ. FT.

* 6" CURB FACE

NOTES:

1. CONCRETE SHALL BE 520-C-2500.
2. SEE STANDARD DRAWINGS G-8 AND G-10 FOR JOINT DETAILS.
3. SLOPE TOP OF CURB 2% MAX TOWARD GUTTER.

LEGEND ON PLANS

→ 4. Score TOP OF CURB AND curb face @ 24" o.c. with 1/4" radius to a depth of 1/4".

REVISION	BY	APPROVED	DATE
ORIGINAL		KERCHEVAL	12/75
ADD METRIC		T. STANTON	03/03
REFORMATTED		T. STANTON	04/06
UPDATED	MR	MR/CV	11/11

SAN DIEGO REGIONAL STANDARD DRAWING

CURB AND GUTTER - COMBINED

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

T. Stanton 7/26/20

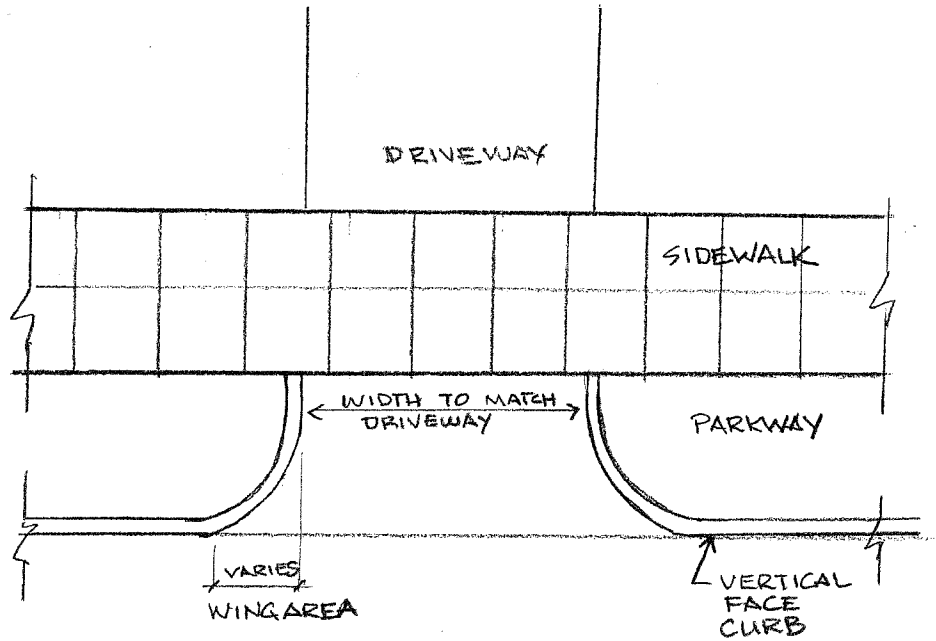
CHAIRPERSON R.C.E. 19246

DRAWING NUMBER OE-G-2

①

VERTICAL CURB WINGS

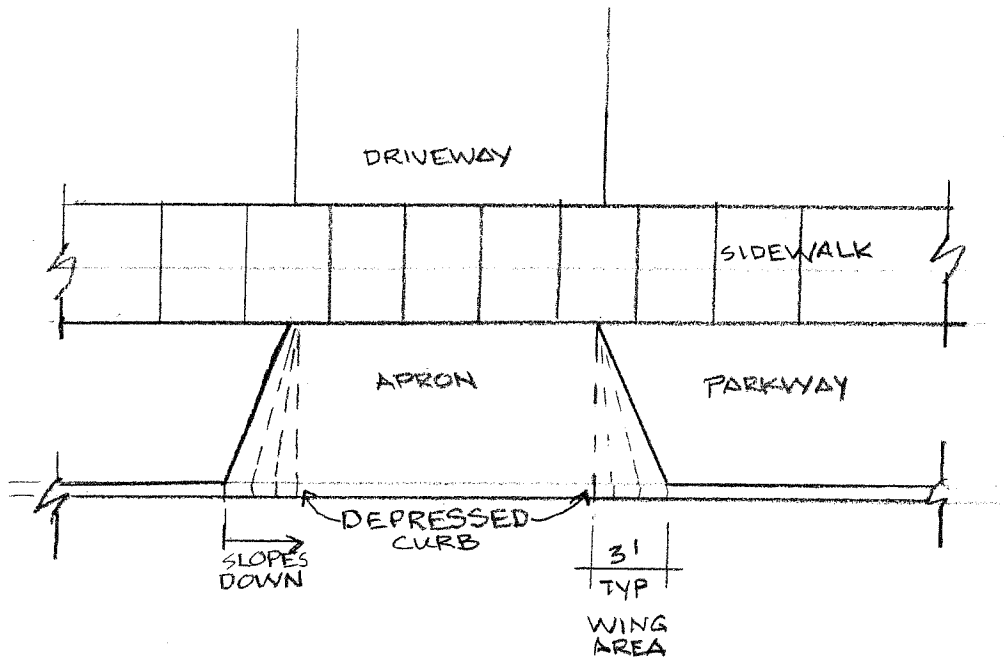
on streets with slow moving traffic



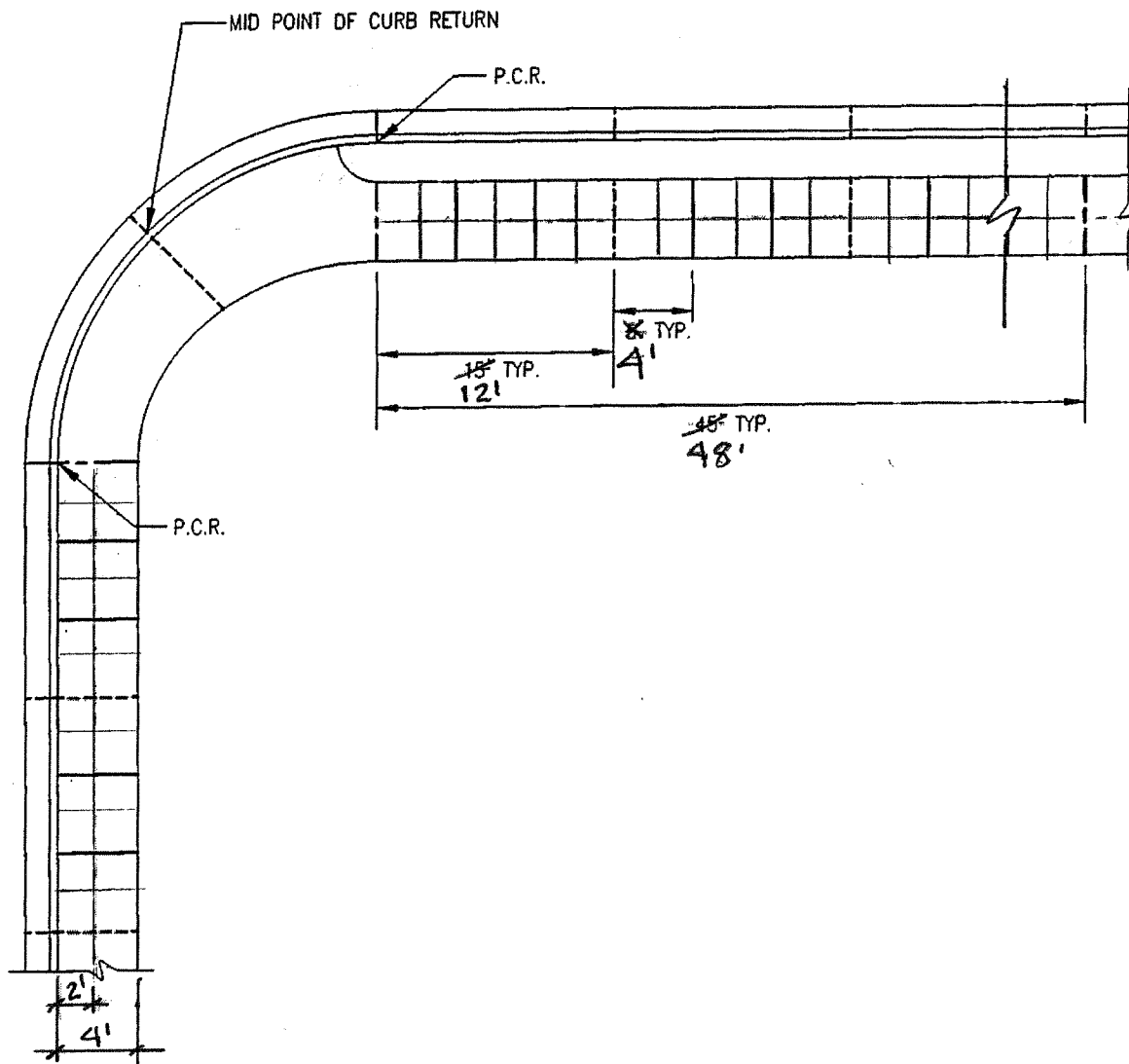
②

SLOPED & DEPRESSED CURB WINGS

on streets with fast moving traffic



No scoring in driveway apron.



NOTES:

1. EXPANSION JOINTS ----- AT CURB RETURNS, ADJACENT TO STRUCTURES AND AT ^{48'} INTERVALS. (SEE STANDARD DRAWING G-10).
2. WEAKENED PLANE JOINTS AT MID POINT OF CURB RETURN, WHEN REQUIRED, AND AT ^{12'} INTERVALS FROM P.C.R. (SEE STANDARD DRAWING G-10).
3. 1/4" GROOVES ----- WITH 1/4" RADIUS EDGES AT 5' INTERVALS. STAMPED ^{2'x2'}

Medium Broom Finish

REVISION	BY	APPROVED	DATE
1	KERCHEVAL		12/75
2	T. STANTON		03/03
3	T. STANTON		04/06
4	MR	MR/CV	11/11

SAN DIEGO REGIONAL STANDARD DRAWING

SIDEWALK JOINT LOCATIONS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

T. Stanton 7/26/2012

CHAIRPERSON R.C.E. 19246 DATE

DRAWING NUMBER **OE-G-9**

National Preservation Institute

L.5

014

Professional Seminars in Historic Preservation & Cultural Resource Management

February 2014

- 24 - 26 **Section 106: Agreement Documents**
Honolulu, HI
- 25 **Historic Structures Reports:
A Management Tool for Historic
Properties**
Los Angeles, CA
- 26 - 27 **Preservation Maintenance:
Understanding and Preserving
Historic Buildings**
Los Angeles, CA
- 27 - 28 **Consultation and Protection of
Native American Sacred Lands**
Honolulu, HI

March

- 11 - 12 **Cultural and Natural Resources:
An Integrated Management
Strategy**
San Simeon, CA
- 13 - 14 **Identification and Management
of Traditional Cultural Places**
San Simeon, CA
- 18 - 19 **Historic Windows: Managing for
Preservation, Maintenance, and
Energy Conservation**
Greenbelt, MD
- 24 - 25 **Conservation Strategies for
Archaeologists**
Santa Fe, NM
- 24 - 26 **Section 106: Agreement Documents**
Atlanta, GA
- 26 - 28 **Archaeological Curation and
Collections Management**
Santa Fe, NM
- 27 - 28 **Identification and Management
of Traditional Cultural Places**
Atlanta, GA

April

- 1 - 2 **Landscape Preservation:
An Introduction**
Fredericksburg, VA
- 1 - 3 **Section 106: An Introduction**
Austin, TX
- 3 **Landscape Preservation: Advanced
Tools for Managing Change**
Fredericksburg, VA
- 8 - 9 **Cultural and Natural Resources:
An Integrated Management
Strategy**
Portland, OR
- 8 - 10 **Section 106: An Introduction**
Tallahassee, FL
- 10 **Renewable Energy Development:
Impacts on Cultural Resources**
Portland, OR

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Tools for Managing Change**
San Francisco, CA
- 29 - 30 **GIS: Practical Applications for
Cultural Resource Projects**
Austin, TX
- 29 - May 1 **Section 106: An Introduction**
Richmond, VA

May

- 1 - 2 **GIS: Practical Applications for
Cultural Resource Projects**
Austin, TX
- 6 - 7 **Historic Windows: Managing for
Preservation, Maintenance, and
Energy Conservation**
San Francisco, CA
- 6 - 7 **NEPA Compliance and Cultural
Resources**
Indianapolis, IN
- 6 - 8 **Conflict Management and
Negotiation Skills for Cultural and
Natural Resource Managers**
Anchorage, AK
- 8 - 9 **Section 4(f) Compliance for
Historic Properties**
Indianapolis, IN
- 12 - 13 **NEPA Compliance and Cultural
Resources**
Los Angeles, CA
- 13 - 14 **The Recent Past: Identification and
Evaluation of Mid-20th-Century
Resources**
Sacramento, CA
- 13 - 14 **The Secretary of the Interior's
Standards: Treatment
Considerations**
Spring Green, WI
- 14 - 16 **Section 106: Agreement Documents**
Los Angeles, CA

September

- 9 - 10 **The Recent Past: Identification and
Evaluation of Mid-20th-Century
Resources**
Denver, CO
- 9 - 11 **Section 106: An Introduction**
Sacramento, CA
- 11 **Preservation Planning and Policy
Development for Historic Roads**
Denver, CO
- 15 - 17 **Section 106: An Introduction**
Seattle, WA
- 16 - 17 **Historic Windows: Managing for
Preservation, Maintenance, and
Energy Conservation**
Madison, WI
- 16 - 17 **Landscape Preservation:
An Introduction**
Tallahassee, FL
- 18 **Landscape Preservation: Advanced
Tools for Managing Change**
Tallahassee, FL

Seminar descriptions,
agendas, and registration
www.npi.org

- 18 - 19 **Consultation and Protection of
Native American Sacred Lands**
Seattle, WA

October

- 7 - 8 **Section 106: A Review for
Experienced Practitioners**
San Francisco, CA
- 7 - 9 **Historic Property Management**
Greensboro, NC
- 9 - 10 **NAGPRA and ARPA: Applications
and Requirements**
San Francisco, CA
- 20 - 21 **Landscape Preservation:
An Introduction**
Santa Fe, NM
- 20 - 22 **Section 106: An Introduction**
Anchorage, AK
- 21 - 22 **GIS: Practical Applications for
or 23 - 24 Cultural Resource Projects**
Richmond, VA
- 22 **Landscape Preservation: Advanced
Tools for Managing Change**
Santa Fe, NM
- 23 - 24 **Cultural and Natural Resources:
An Integrated Management
Strategy**
Anchorage, AK

November

- 17 - 18 **NEPA Compliance and Cultural
Resources**
Atlanta, GA
- 17 - 19 **Section 106: Agreement Documents**
Mount Vernon, VA
- 18 - 19 **The Secretary of the Interior's
Standards: Treatment
Considerations**
Los Angeles, CA
- 19 - 20 **Section 4(f) Compliance for
Historic Properties**
Atlanta, GA

December

- 9 - 10 **Historic Windows: Managing for
Preservation, Maintenance, and
Energy Conservation**
Austin, TX
- 9 - 10 **Section 106: A Review for
Experienced Practitioners**
Madison, WI
- 9 - 11 **Conflict Management and
Negotiation Skills for Cultural and
Natural Resource Managers**
Baton Rouge, LA
- 11 - 12 **NEPA Compliance and Cultural
Resources**
Madison, WI