

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES:

1) **12/08/2020** – The Commission will be asked to re-vote on the 12/08/2020 Minutes

2) **01/12/2021**

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning 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 Chair.

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Planning Commission and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting. The meeting will be available for viewing via public television on Cox Communications Channel 19 and AT&T u-verse Channel 99 (Escondido only). The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

To watch the archived Planning Commission meeting(s) please visit:
<https://escondido.12milesout.com/presentations/boards-and-commissions-and-state-of-the-city-videos>

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning 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 for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission. For information, call (760) 839-4671

E. WRITTEN COMMUNICATIONS:

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.

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action, and may 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.

G. PUBLIC HEARINGS:

Please try to limit your testimony to three minutes.

1. TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT AND GRADING EXEMPTION – SUB 20-0006, PHG 20-0034-AND ENV 20-0005:

REQUEST: A Tentative Subdivision Map, Condominium Permit, and Grading Exemption, for the development of 62 air-space condominium units. The Project (“Project”) consists of 10 buildings, each containing between five and seven individual units within each building. Each unit includes a two-car garage. A total of 33 additional parking spaces are provided onsite as well. Units range in size from approximately 1,200 square feet to 1,900 square feet and include a mix of 2-, 3- and 4-bedroom units. The Grading Exemption is requested for a retaining wall up to 12 feet in height and fill slope up to 15 feet in height toward the southeastern area of the site. The project will include a request for a boundary adjustment between the project site and two adjacent residential parcels on the east. Off-site grading is proposed on the adjacent residential parcels on the east (APNs 236-390-52 and -51) to create a flat pad area. South Escondido Boulevard would be widened across the project frontage to include curb, gutter, and sidewalk, and the street widened and striped to include a dedicated left-turn lane into the project driveway. The project also will provide an ADA-compliant path of travel (approximately 600 feet in length) to connect the proposed project sidewalk to an existing sidewalk located north of the project site. All buildings and structures on site would be demolished.

PROPERTY SIZE AND LOCATION: Approximately 3.47 acres generally located on the southern side of S. Escondido Boulevard, north of Brotherton Road, addressed as 2200, 2208, 2210, 2222, & 2224 S. Escondido Boulevard, Assessor Parcel Nos.: 236-390-02-00; 236-390-03-00; 236-390-52-00; 236-390-53-00; 236-390-54-00.

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects).

APPLICANT: Warmington Residential California, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. [Housing and Community Investment Study](#)

Staff will provide an informational report and status update to the Commission.

2. [General Plan Annual Progress Report](#)

Staff will provide an informational report to the Commission.

I. ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action and may be referred to 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.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION
VIDEO/VIRTUAL CONFERENCE**

December 8, 2020

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

Commissioners present: Stan Weiler, Chair; Joe Garcia, Vice-Chair; Katharine Barba, Commissioner; Dao Doan, Commissioner; Rick Paul, Commissioner; Ingrid Rainey, Commissioner; and Nathan Serrato, Commissioner.

Commissioners absent: None.

Staff present: Mike Strong, Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Jay Paul Senior Planner; and Joanne Tasher, Minutes Clerk.

MINUTES:

Moved by Commissioner Barba and seconded by Commissioner Serrato to approve the Action Minutes of the November 10, 2020, Planning Commission meeting. Motion carried unanimously (7-0).

WRITTEN COMMUNICATIONS: None.

FUTURE NEIGHBORHOOD MEETINGS: None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:

1. GENERAL PLAN AMENDMENT, ZONE CHANGE AND CONDITIONAL USE PERMIT – PHG 19-0049 AND ENV 19-0006:

REQUEST: Conditional Use Permit (“CUP”) for the development of a proposed gasoline station/convenience store with concurrent sale of alcoholic beverages (beer and wine). The project consists of a 4,088 square foot convenience store with a 4,284 square foot gas station canopy with eight fuel dispenser pumps that can accommodate up to sixteen fueling stations/vehicles. A General Plan Amendment from Light Industrial (LI) to General Commercial (GC) along with a Zone Change from Light Industrial (M-1) zoning to General Commercial (CG) zoning is required to process the land use development application and allow the consideration of the CUP. The project also includes a request to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (“CEQA”).

PROPERTY SIZE AND LOCATION: Approximately 1.14-acres generally located at the northwestern corner of W. Mission Avenue and Rock Springs Road, addressed as 900 W. Mission Avenue (APNs 228-220-13-00 and 228-220-43-00).

ENVIRONMENTAL STATUS: A Draft Initial Study/Supplemental Mitigated Negative Declaration “IS/MND” (Planning Case No. ENV 19-0006) was issued for the project in conformance with the California Environmental Quality Act (CEQA). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal resources, geology, noise and traffic to a less than significant level.

STAFF RECOMMENDATION: Approval to City Council

PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):

None.

COMMISSIONER DISCUSSION:

The Commission discussion primarily focused on the proposed driveway improvements and restrictions on turn movements (restricting left turn out at the Rock Springs Road driveway to reduce traffic north along the roadway); the requirement for the applicant to install a traffic signal at the W. Lincoln

Avenue/Rock Springs Road intersection; and proposed restrictions on alcohol sales.

COMMISSION ACTION:

Motion by Commissioner Rainey seconded by Commissioner Paul to recommend approval to City Council. Motion carried 6-1-0 (Barba voted No, she would prefer a different light industrial use, like a technology use or some other type of business, rather than another gas station as the best use of this site.)

ITEMS CONTINUED FROM OCTOBER 27, 2020 and NOVEMBER 10, 2020:

1. CLIMATE ACTION PLAN UPDATE – PHG 18-0009:

REQUEST: The Climate Action Plan Update (“CAP Update”) consists of a comprehensive update to the 2013 CAP. The CAP update serves as a roadmap for the City to reduce citywide greenhouse gas emissions (“GHG emissions”) and builds on the 2013 CAP by updating the GHG emissions inventory with a new baseline year and forecasting emissions, consistent with state legislation and executive orders that are aimed at reducing Statewide GHG emissions. This includes AB 32, which established a target of reducing Statewide GHG levels to 1990 levels by 2020; SB 32, which established a mid-term target of reducing Statewide GHG levels to 40 percent below 1990 levels by 2030; and Executive Order S-3-05, which recommends a longer-term statewide GHG reduction goal of reducing emissions to 80 percent below 1990 levels by 2050. By establishing consistency with state legislation, the CAP Update seeks to streamline future development approvals within the City. The City has also developed a Climate Action Plan Consistency Review Checklist, in conjunction with the CAP Update, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. The CAP Update also provides a range of adaptation strategies and measures as an additional component to climate action planning. The City recognizes the importance of building resilience in the community to future climate change—related impacts through climate adaptation. Through “adaptation planning” the City is undertaking a process of identifying climate risks and opportunities, assessing the options to manage these risks and opportunities, and implementing actions to sustain and even improve the community’s quality of life. The Planning Commission will be asked to review and consider the project and

provide a recommendation to the City Council. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (“IS/MND”) was issued for 30-day public review, beginning on July 1, 2020, and ending July 31, 2020, in conformance with the California Environmental Quality Act (“CEQA”). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources to a less than significant level.

STAFF RECOMMENDATION: Approval to City Council

COMMISSIONER DISCUSSION:

The Commissioners continued and completed the discussion of the Climate Action Plan (CAP).

COMMISSION ACTION:

Motion by Chair Weiler and seconded by Commissioner Paul to postpone the agenda item. Motion carried unanimously (7-0). Pursuant to the approved motion, the discussion of this matter will continue at the next Planning Commission Meeting scheduled for January 12, 2021.

CURRENT BUSINESS:

1. PLANNING COMMISSION BYLAWS:

Review of existing Planning Commission Bylaws and discussion of possible revisions.

COMMISSIONER DISCUSSION:

Information regarding the makeup of the Commission, adding student “Commissioner” with a non-binding vote, changing the meeting start time, processes for email communications with the Commissioners, and adding further detail to the PC Minutes were discussed.

A vote was taken to recommend to the City Council that the makeup of the Planning Commission be amended to include an additional member consisting of a student/youth member having a non-binding vote. Vote 4-3-0 (Doan, Rainey and Chair Weiler voted No due to logistical issues.)

The Commission provided direction to City staff to explore whether it was viable and advisable for Commissioners to have a City of Escondido email address and for City staff to report back on the same.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS:

This was Vice-Chair Joe Garcia's last Planning Commission meeting. He will be sworn-in as a new Escondido City Council Member on December 9, 2020.

ADJOURNMENT:

Chair Weiler adjourned the meeting at 10:27 p.m.

Mike Strong, Secretary to the
Escondido Planning Commission

Joanne Tasher, Minutes Clerk

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION
VIDEO/VIRTUAL CONFERENCE**

January 12, 2021

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

Commissioners present: Stan Weiler, Chair; Katharine Barba, Commissioner; Dao Doan, Commissioner; Rick Paul, Commissioner; Ingrid Rainey, Commissioner; and Nathan Serrato, Commissioner. 1 Vacancy.

Commissioners absent: None.

Staff present: Mike Strong, Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; and Joanne Tasher, Minutes Clerk.

MINUTES:

Moved by Commissioner Barba (with the modification to Commissioner Barba's reason to vote No on PHG 19-0049) and seconded by Commissioner Rainey to approve the Action Minutes of December 8, 2020, Planning Commission meeting. Motion carried unanimously (6-0). 1 Vacancy.

SELECTION OF VICE-CHAIR:

Ingrid Rainey nominated herself. No other Commissioners were nominated.

COMMISSION ACTION:

Motion by Commissioner Serrato and seconded by Commissioner Doan to select Commissioner Rainey as Vice-Chair. Motion carried unanimously (6-0). 1 Vacancy.

WRITTEN COMMUNICATIONS: None.

FUTURE NEIGHBORHOOD MEETINGS: None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

ITEMS CONTINUED FROM DECEMBER 8, 2020:

1. CLIMATE ACTION PLAN UPDATE – PHG 18-0009:

REQUEST: The Climate Action Plan Update (“CAP Update”) consists of a comprehensive update to the 2013 CAP. The CAP update serves as a roadmap for the City to reduce citywide greenhouse gas emissions (“GHG emissions”) and builds on the 2013 CAP by updating the GHG emissions inventory with a new baseline year and forecasting emissions, consistent with state legislation and executive orders that are aimed at reducing Statewide GHG emissions. This includes AB 32, which established a target of reducing Statewide GHG levels to 1990 levels by 2020; SB 32, which established a mid-term target of reducing Statewide GHG levels to 40 percent below 1990 levels by 2030; and Executive Order S-3-05, which recommends a longer-term statewide GHG reduction goal of reducing emissions to 80 percent below 1990 levels by 2050. By establishing consistency with state legislation, the CAP Update seeks to streamline future development approvals within the City. The City has also developed a Climate Action Plan Consistency Review Checklist, in conjunction with the CAP Update, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. The CAP Update also provides a range of adaptation strategies and measures as an additional component to climate action planning. The City recognizes the importance of building resilience in the community to future climate change—related impacts through climate adaptation. Through “adaptation planning” the City is undertaking a process of identifying climate risks and opportunities, assessing the options to manage these risks and opportunities, and implementing actions to sustain and even improve the community’s quality of life. The Planning Commission will be asked to review and consider the project and provide a recommendation to the City Council. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (“IS/MND”) was issued for 30-day public review, beginning on July 1, 2020, and ending July 31, 2020, in conformance with the California Environmental Quality Act (“CEQA”). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources to a less than significant level.

STAFF RECOMMENDATION: Approval to City Council

COMMISSIONER DISCUSSION:

The Commissioners continued discussion of the Climate Action Plan (CAP) in regards to the City being required to meet greenhouse gas emissions.

COMMISSION ACTION:

Motion by Commissioner Barba and seconded by Commissioner Paul to recommended approval to City Council with the minor modifications as suggested by the Commission. Motion carried unanimously (6-0). 1 Vacancy.

CURRENT BUSINESS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: None.

ADJOURNMENT:

Chair Weiler adjourned the meeting at 7:51 p.m. The January 26, 2021 Planning Commission meeting was cancelled.

Mike Strong, Secretary to the
Escondido Planning Commission

Joanne Tasher, Minutes Clerk

PROJECT NUMBER / NAME: SUB 20-0006, PHG 20-0034 and ENV 20-0005 / Warmington

REQUEST: Tentative Subdivision Map, Condominium Permit, and Grading Exemption, for the development of 62 air-space condominium units. The Project ("Project") consists of 10, three-story buildings containing between five and seven individual units within each building. Each unit includes a two-car garage. A total of 33 additional parking spaces are provided onsite as well. Units range in size from approximately 1,200 square feet to 1,900 square feet and include a mix of 2-, 3- and 4-bedroom units. The Grading Exemption is requested for a retaining wall up to 12 feet in height and fill slope up to 15 feet in height toward the southeastern area of the site.

LOCATION: 2200, 2208, 2210, 2222, & 2224 S. Escondido Boulevard

APPLICANT: Warmington Residential California, Inc.

APN / APNS: 236-390-02-00, 236-390-03-00, 236-390-52-00, 236-390-53-00, 236-390-54-00.

PRIMARY REPRESENTATIVE: Greg Ocasek, Warmington Residential California, Inc.

GENERAL PLAN / ZONING: Specific Plan Area (SPA 15) / Specific Plan (South Centre City Specific Plan – Southern Entry District, Mixed-Use Overlay)

DISCRETIONARY ACTIONS REQUESTED: Tentative Subdivision Map, Condominium Permit, and Grading Exemption

PREVIOUS ACTIONS: N/A

PROJECT PLANNER: Jay Paul, Senior Planner

CEQA RECOMMENDATION: Categorical Exemption

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2021-01

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

Mike Strong, Community Development Director
 Adam Finestone, City Planner

BACKGROUND:

The approximately 3.47-acre Project site is located within an urban/suburban area of the city, and has been previously developed with residential and commercial-type development and uses. The site contains structures older than 50 years in age, including a commercial structure (welding shop constructed in the mid-1930s), single-family dwelling, and shed located on parcels addressed at 2222, 2224 and 2210 S. Escondido Boulevard; a commercial building at 2200 South Escondido Boulevard; and a single-family dwelling at 2208 S. Escondido Boulevard. Only one of the structures (addressed at 2208 S. Escondido Boulevard) is listed on the City's Historic Sites Survey. This is a 1947 single-family residential structure that has been significantly altered in the past, including a second-story addition. The commercial building at 2200 South Escondido Boulevard is associated with Charles H. Paxton and his adobe business in Escondido (Adobe Sales Co.). Although Charles Paxton utilized the building for office purposes (from approximately 1946 – 1948) and also utilized the site to support the adobe block operation, he did not construct the building. The property has been fenced to restrict access. Only one of the existing residential structures on the site remains occupied.

The western, approximately 2.39-acre portion of the site is relatively flat to gently sloping, and drains in a westerly direction. The eastern, approximately 1.08-acre portion of the site contains steeper topography. The site does not contain any significant topographical features. The property fronts onto, and takes access from, S. Escondido Boulevard on the west, which is designated as a Local Collector Road in the Mobility and Infrastructure Element of the Escondido General Plan. Surrounding land uses include a mobilehome park on the north, commercial development, multi-family and single-family residential development on the south, single-family residential development on the east and southeast, and single-family residential and commercial development to the west (across S. Escondido Boulevard and Centre City Parkway). Vegetation on the site primarily consists of ornamental landscaping associated with the previous uses and a variety of mature trees. The site does not contain any sensitive habitat or resources.

A. SUMMARY OF REQUEST:

The Project involves a Tentative Subdivision Map, along with a Condominium Permit for the development of 62 air-space units on approximately 3.47-acres of land within the Southern Entry District of the South Centre City Specific Plan (see Attachment 1). Grading includes a combination of cut and fill slopes (estimated 33,022 cubic yards cut, 33,290 cubic yard fill, and 268 cubic yards import), and requires a Grading Exemption for a retaining wall up to 12 feet in height and fill slope up to 15 feet in height toward the southeastern area of the site. The wall would extend onto an adjacent parcel on the east, necessitating a boundary adjustment between the project site and the adjacent residential parcel. The bulk of the adjusted parcel would be used as open space for the subject development.

Approximately 30,000 square feet of useable/active shared open space would be provided. An additional 21,000 square feet of open space would be divided among private patios and decks, and landscaped slopes. Off-site grading is proposed on the adjacent residential parcel on the east to create a flat pad area. S. Escondido Boulevard would be widened across the project frontage to include curb, gutter, and sidewalk, and sufficient roadway width to accommodate a

dedicated left-turn lane into the project site. The Project also will provide an ADA-compliant path of travel (approximately 600 feet in length) to connect the proposed project sidewalk to an existing sidewalk north of the project site. This path will provide pedestrian access to the bus stop at the S. Escondido Boulevard/Sunset Drive intersection. All buildings and structures on site would be demolished.

B. SUPPLEMENTAL DETAILS OF REQUEST:

1. Property Size:	3.47 gross acres / (2.39 acres within the South Centre City Specific Plan, and 1.08 acres R-1-10 zone)	
2. Number of Units:	62 air-space condominium units	
3. Unit Sizes:	<u>Required:</u> N/A	<u>Provided:</u> Range from 1,218 sq. ft. – 1,947 sq. ft.
4. Density:	30 du maximum	26.9 (based on 2.39 acres within Southern Entry District)
5. Lot Coverage / Floor Area Ratio:	N/A (per specific plan)	N/A
6. Building Height:	Up to 45'	37'
7. Vehicle Parking:	140 (62 two-car garages and 16 open spaces)	157 (62 two-car garages and 16 open guest spaces, plus 17 select-use guess spaces.
8. Bicycle Parking:	Per CBC (16, 0.26 du)	8 double racks (bikes also can be secured in individual garages)
9. Setbacks?		
a) Front Yard	10' (1 st and 2 nd story) 8' additional 3 rd story	10' min front 8' step back 3 rd story elements
b) Rear Yard	15'	15' min.
c) Side Yard	5' north and south	5' min. north and south

10. Open Space / Landscaping:	18,600 SF min. (300 SF per unit)	36,105 SF total usable area (30,157 SF active common) (5,260 SF private patios) (688 SF private decks)
11. Trees:	62 min. required (1 per unit required)	189 proposed per concept plan
12. Signage:	Per Sign Ordinance Article 66	Project entry signage along SEB southern driveway (Per Sign Ordinance Article 66)
13. Trash:	Individual unit pickup proposed, trash bin storage in garages	
14. Lighting:	Per Zoning and Building Code	
15. Heating and Ventilation:	Ground-Mount HVAC units with screening proposed for individual units. Roof-mounted solar for each building. Water heaters located within individual garages.	

C. PROJECT ANALYSIS:

1. General Plan Conformance:

The City's General Plan land-use designation for the project site is Specific Plan Area (SPA) and Urban 1 (U1). The western, approximately 2.39-acre portion of the site, where the condominium development/structures would be situated, is located within the Southern Entry District, Mixed-Use Overlay, of the South Centre City Specific Plan. The eastern, approximately 1.08-acre portion of the site is located within the Urban 1 (U1) land-use designation with an underlying zoning of R-1-10 (single-family residential, 10,000 square foot minimum lot size). This portion of the project would support the larger open space area and 16 open guest parking spaces.

Multi-family residential and condominium type development of up to 30 dwelling units per acre is permitted on the western portion of the site, within the Southern Entry District of the South Centre City Specific Plan. Private recreation and open space uses and related parking are permitted uses within residential zones. Based on the area within the Southern Entry District Specific Planning Area (2.3 net acres), the underlying zoning would allow up to 69 units with structures up to three stories and 45 feet in height. The request to construct 62 units resulting in an overall density of 26.9 dwelling units per acre, with three-story structures up to approximately 37 feet in height, is consistent with the land use density and development requirements envisioned for this area. The 1.08 acres located within the Urban 1 land-use designation was not used to calculate allowable yield or density for the project. Two existing single-family residential structures would be demolished with the project. The Project would

not result in the net loss of any units as 62 new units would replace the two units removed, for a gain of 60 new residential units.

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element portion of the General Plan, while accommodating the entire regional housing need consistent with Government Code section 65584. The Project site is identified in the vacant/underutilized sites land inventory of our Fifth Cycle Housing Element to accommodate a share of Regional Housing Needs Allocation (“RHNA”) assigned to the City. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction’s RHNA, especially for lower- and moderate- income households. Jurisdictions also cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels “lost” as a result of the approval. As documented in Exhibit “B” to draft Resolution No. 2021-01, with the entitlement of the Project, there are available sites in the Housing Element Residential Site Inventory adequate to meet the City’s RHNA for very low and low-income categories. Therefore, the City will not request that a site of equal acreage be rezoned to effectively replace the subject parcel(s) and no additional mitigation is required to ensure that this Project is in conformance with the City’s General Plan and Housing Element.

2. Specific Plan Conformance:

The proposed Project would be consistent with the goals and objectives of the Southern Entry District of the South Centre City Specific Plan, which encourages opportunities for residential development around a local commercial node. The land use concept for the Southern Entry District (mixed use overlay) accommodates a housing type for those who do not want or need a traditional detached single-family home with yard, but who may prefer a suburban area. The mixed-use overlay zone offers flexibility to allow new higher-density housing options. The Project would redevelop an underutilized parcel and abandoned use. The Project also would increase the residential population within the area, thereby increasing the volume of shoppers, frequency of diners, and patrons to the local businesses. The additional residents along the corridor ultimately would continue to improve the overall economics of the area and the business community while providing additional ownership opportunities.

3. Climate Action Plan Consistency:

The City’s ability to grow its population and economy while meeting the GHG reduction targets will require broad based participation from the entire community. The CAP is intended to achieve reductions from all sources and sectors, existing and new. This is emphasized by the fact that the City’s greenhouse gas emissions (“GHGs”) reduction targets are a reduction below baseline GHG emissions. Therefore, GHG emissions in the City need to be reduced below existing levels, while additional GHG emissions are generated by growth through 2035. As such, new development can contribute its fair-share of GHG reductions by complying with CAP strategies, goals, and actions that were determined to be applicable through the Checklist development process, or through a self-developed program.

For land use development requests, when a proposed project is compared with an adopted plan, such as a Climate Action Plan (“CAP”), the analysis generally examines the existing physical conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced as well as the potential future conditions discussed in the plan. The City updated its 2013 Climate Action Plan (“2013 CAP”) on March 10, 2021, by adopting City Council Resolution No. 2021-37. The adoption of the 2021 CAP subsequent to the date the Project application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the Project. Rather, the 2013 CAP shall be used as a basis to review and consider the Project. The 2013 CAP established a screening threshold of 2,500 metric tons carbon dioxide equivalent (“MTCO_{2e}”) per year for new development projects in order to determine if a project would need to demonstrate consistency with the CAP through the Consistency Checklist and/or a self-developed program. Projects that are projected to emit fewer than 2,500 MTCO_{2e} annually would not make a considerable contribution to the cumulative impact of climate change, and therefore, do not need to demonstrate consistency with the 2013 CAP. The Project emits fewer than 2,500 MTCO_{2e}, and is consistent with the land use assumptions utilized to create business-as-usual estimates for future year analysis. Therefore, the Project is consistent with the 2013 CAP.

4. Site Design:

a) Grading, topography, retaining wall, and fencing:

Grading includes a combination of cut and fill slopes (estimated 33,022 cubic yards cut, 33,290 cubic yard fill, and 268 cubic yards import). A Grading Exemption is requested for a retaining wall up to 12 feet in height and adjacent slope up to 15 feet in height towards the southeastern area of the site. The wall varies in height along its length from approximately six feet on the ends to 12 feet toward the center section of the wall. A decorative block material would be used with a six-foot-high tubular steel fence on top. The wall and slope are necessary to support a new off-site pad on an adjacent parcel to the south and southeast (APNs 236-390-51-00 and 236-390-11-00). The wall also is necessary to support a proposed Adjustment Plat for the project, and to correct an encroachment and setback issue for a detached structure located on APN 236-390-11-00. The overall height and location of the wall and slope would not create any adverse visual impacts, block adjacent views or impact any adjacent sewer/septic systems. The slope would orient towards the larger open space section of the project and would be landscaped in accordance with the City’s Grading and Landscape Ordinances to include trees.

The project also will include solid masonry wall along the perimeter, with tubular steel fencing on top along various sections. Tubular steel fencing and/or gates will be provided along the northern and southern ends of the internal driveway to either accommodate existing utilities or provide private access (see landscape concept plan included with Exhibit “D” to draft Planning Commission Resolution No. 2021-01).

b) Project Access and Circulation:

The Project fronts onto and will take access from two driveways along S. Escondido Boulevard, on the west side of the Project site. S. Escondido Boulevard is classified as a Local Collector Road (66' right-of-way) on the City's Circulation Element Map. The street would be constructed to a modified collector road standard to accommodate curb, gutter and sidewalk, along with a striped southbound left-turn lane into the southern driveway entrance. A second driveway would be provided at the northern corner of the Project, which will provide for looped access through the Project. The northern driveway would be restricted to right-in and right-out in order to avoid conflicts with the left-turn lane. On-street parking would be restricted along the Project frontage. The Project is required to install an off-site pedestrian path to complete a missing 600-foot section between the Project site and an existing sidewalk to the north. There is sufficient right-of-way to accommodate the improvements; however, tall/dense hedges that encroach into the public right-of-way along the adjacent mobilehome property frontage, to the north of the Project site, will need to be trimmed back.

c) Open space and Landscaping:

A minimum of 300 square feet of open space is required per unit, which equates to 18,600 square feet of open space for the 62-unit Project. The Project would provide a combination of private and common open space areas totally 36,105 square feet. The majority of the active open space provided would be within a park area located towards the rear of the site, and would include an active turf area, walkways, seating, overhead trellis/group seating area and barbeques. The Project also includes private, ground floor patios for some units, and private balconies/decks on upper stories. An additional 15,406 square feet of landscaped slope area is provided. The S. Escondido Boulevard street frontage will include a combination of shrubs, groundcover, and street trees.

5. Building Design:

a) Architectural Design, Colors/Materials, and Unit Mix:

The 62-unit Project consists of 10, three-story structures that includes a mix of two-, three-, and four-bedroom units. Unit sizes range from 1,218 square feet to 1,927 square feet with 2.5 to 3 bathrooms. Each unit includes an individual, attached two-car garage. Ten units in Buildings 5 and 6 will have additional, dedicated parking spaces in front of their garages (17 spaces total). The buildings are approximately 37 feet in height to the top of ridgeline and incorporate a California/Mediterranean style of architecture with varying wall planes and rooflines, S-type tile roofs, white and earth tone stucco exterior and trim colors, exposed rafter tails and wooden window elements, fabric window awnings and arched entryways. The two buildings fronting onto S. Escondido Boulevard (Buildings 1 and 10) include stairs leading up to front door entry patios. Private upper-story decks and/or ground-floor patios are provided

for certain units. Solar panels also will be installed on the roof of each building. Project plans are included with this staff report as Exhibit “D” to draft Planning Commission Resolution No. 2021-01.

D. FISCAL ANALYSIS:

New development can provide a significant benefit to a city or county. As part of the overall decision-making process to move forward with a proposed development Project, it is important to evaluate the contributions and demands that development will place upon a public agency’s general fund and the city or county’s ability to provide ongoing public services. To avoid the need for a city or county to subsidize new development, cities and counties can establish or require special funding mechanisms to ensure that new development pays for itself.

In this particular instance, the City of Escondido hired a financial consultant in 2019 who conducted a Fiscal Impact Analysis (“FIA”) and determined that future ongoing revenue received as a result of new residential units throughout the city is less than the cost to provide municipal services, including police, fire and infrastructure maintenance, to those new units. In January 2020, the results of the FIA were presented to the City Council. On April 8, 2020, a Resolution was passed declaring the City’s intent to form a Community Facilities District (collectively referred to herein as the “CFD”) to offset the cost of governmental services associated with new development, as identified in the FIA.

CFD No. 2020-1, Citywide Services, was formed by City Council on May 13, 2020. The special tax that will be assessed on properties as a result of the development of new residential units is based upon the FIA that was prepared to support the creation of CFD No. 2020-01. Developers to whom these residential project entitlements are assigned are responsible to establish a funding mechanism to provide a source of funds for the on-going municipal services required for the project. The benefit of voluntarily entering CFD No. 2020-01 is that the annexation process is significantly streamlined, which saves staff time and costs to Developers.

The Applicant/Owner has signed a letter of consent to voluntarily agree to enter into the CFD (provided as Attachment 4). Therefore, a condition has been added to the Conditions of Approval, Exhibit “C” of Resolution No. 2020-01, to reflect the Applicant’s submission of the unanimous consent form and interest annex the Project into the CFD. Based on the adopted Resolution, the subject property falls under the “Category 2” rate at \$725.00 per unit per year through June 30, 2021. Based on a 62-unit development, the current estimated annual amount for ongoing services is \$44,950.00 subject to annual adjustments.

E. ENVIRONMENTAL STATUS:

California Environmental Quality Act (CEQA) Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Project qualifies for an exemption under CEQA Guidelines section 15332 (In-fill Development Projects). The CEQA Notice of Exemption prepared for the Project (included as Attachment 4 to the Planning Commission staff report)

demonstrates that the Project qualifies for the exemption and does not have a significant effect on the environment.

F. PUBLIC INPUT:

Staff has received five letters/emails in support of the Project, included as Attachment 3 to this staff report. Staff has not received any correspondence in opposition to the Project as of the writing of this report. The applicant has met with or otherwise contacted surrounding property owners to discuss the Project and address any specific concerns. The Applicant is purchasing the 1.08-acre portion of Assessor's Parcel No. 236-390-52-00 from the property owner on the east (2223 Cranston Drive) ("Adjacent Property Owner") and incorporating it into the open space component of the Project. A portion of the parcel would be retained by the Adjacent Property Owner and boundary adjusted (Adjustment Plat) into the Adjacent Property Owner's existing residential parcel. Staff has met with the Adjacent Property Owner regarding the proposed Adjustment Plat request, as well as the proposed off-site grading and retaining wall design that will be situated on the Adjacent Property Owner's property. As part of the lot purchase and boundary adjustment, the grading design includes the development of a flat pad on the Adjacent Property Owner's lot to accommodate a future accessory structure.

G. CONCLUSION AND RECOMMENDATION:

The proposed Project is consistent with the General Plan and the South Centre City Specific Plan as it encourages higher density urban residential growth within the Southern Entry District. The Project would further the Land Use and Community Form goals in Chapter II of the Escondido General Plan, including those related to community character and smart growth, as well as the Housing goals in Chapter IV of the General Plan, which include planning for sustainable growth and providing housing opportunities for all income groups and household types.

All land use development applications that consist of a Tentative Subdivision Map, Condominium Permit and Grading Exemption are subject to design review and the decision-maker is the Planning Commission. The proposed Project is consistent with the guiding principles for the South Centre City Specific Plan identified in the Land Use and Community Form Element of the Escondido General Plan because such principles accommodate the type of high-density urban development envisioned for the area. The proposed Project also provides for a well-designed, residential development that will be beneficial to its future residents and provide visual appeal in an area that is currently undergoing significant revitalization.

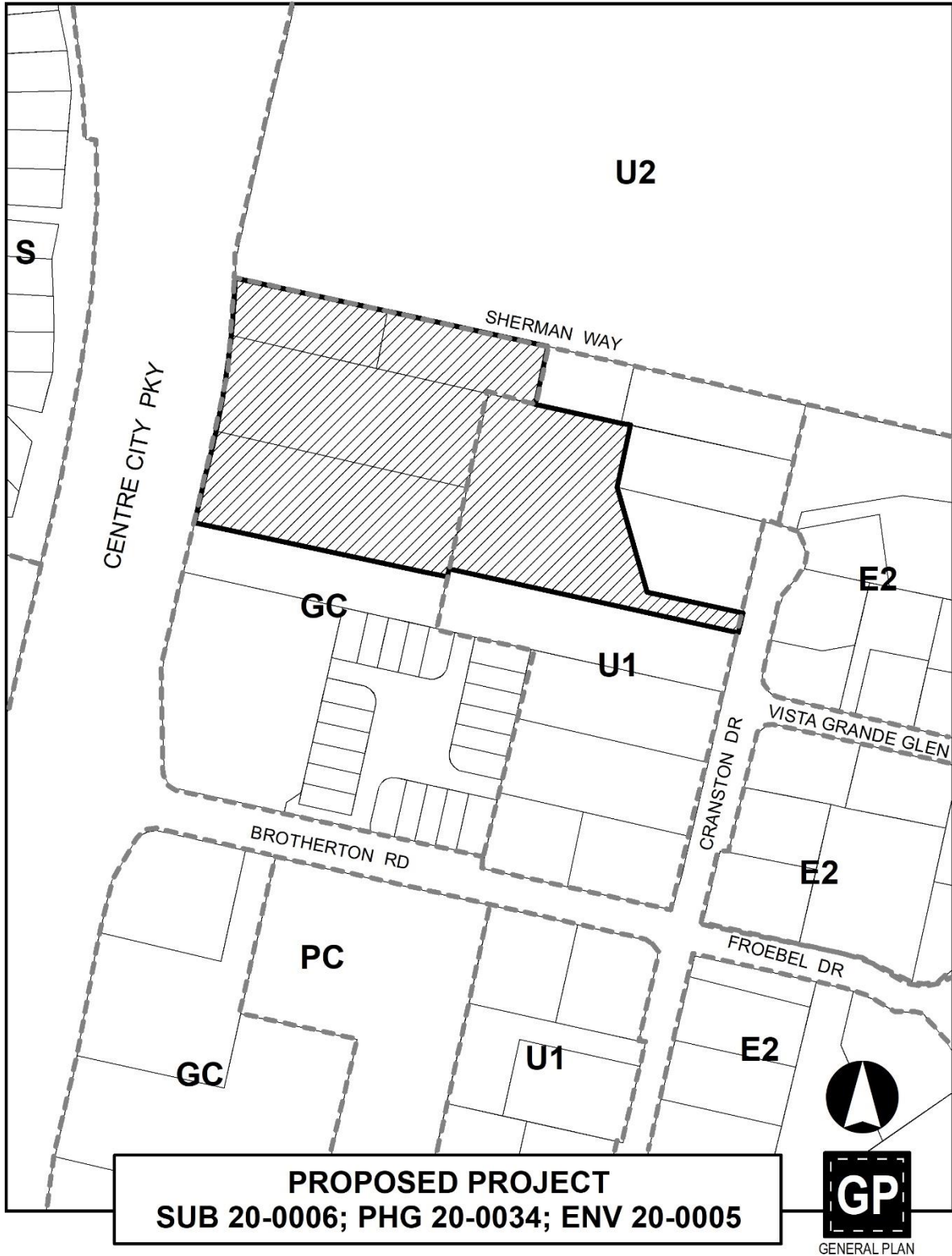
Staff recommends the Planning Commission adopt Resolution 2021-01, approving of the proposed Tentative Subdivision Map, Condominium Permit and Grading Exemption, as described in this staff report, and as detailed in Exhibits "A" through "D" to draft Planning Commission Resolution No. 2021-01.

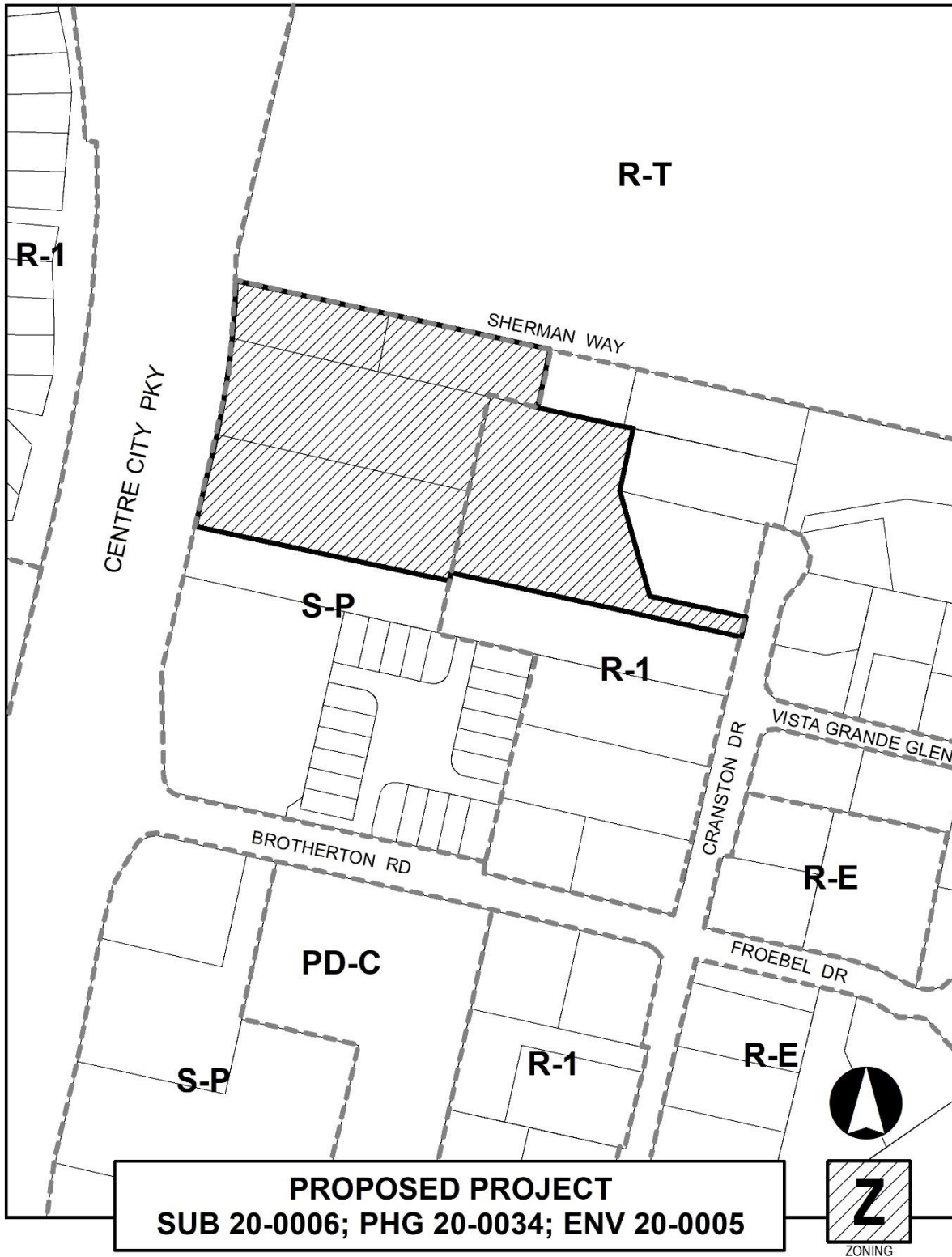
Project Name: SUB 20-0006, PHG 20-0034 and ENV 20-0005
Planning Commission Meeting
Date: March 23, 2021

ATTACHMENTS:

1. Location and General Plan Map
2. Letter of Intent to Offset and Fund Ongoing Public Services (signed January 20, 2021)
3. Public Correspondences
4. Notice of Exemption
5. Draft Planning Commission Resolution No. 2021- 01 – Exhibits A, B, C and D

ATTACHMENT 1





PROPOSED PROJECT
SUB 20-0006; PHG 20-0034; ENV 20-0005

ATTACHMENT 2



Letter of Intent to Offset and Fund Ongoing Public Services

The City of Escondido has determined that the cost to serve new residential development exceeds the revenue generated from such development. Therefore, in order to ensure new residents within the City continue to receive public services at their current level, each development will need to offset and fund ongoing public services costs required for the development. As one option, each new residential unit constructed within the City may annex into the Citywide Services Community Facilities District (CFD 2020-1), which has been created to fund municipal services associated with new residential development. If a development elects not to annex into CFD 2020-1, the development will need to demonstrate to the City how the development otherwise will offset and fund the ongoing public services costs required for the development.

CFD 2020-1 has established special tax rates for residential projects, which are provided in the following table:

Density Range	Less than 5.5 units/acre	5.5 to less than 18 units/acre	18 to less than 30 units/acre	30 or greater units/acre
General Plan Designation	Urban I Suburban Estate I / II Rural I / II	Urban II Urban III	Urban IV Urban V	SPA (Downtown Specific Plan)
Annual Special Tax Rate per Dwelling Unit	\$536	\$743	\$725	\$783

PLEASE COMPLETE THE FOLLOWING INFORMATION:

- 1) Project Name: Escondido 3.4ac (SUB20-0006)
- 2) Property Address(es): 2200, 2208, 2210, 2222 & 2224 S. Escondido Blvd.
- 3) APN(s): 236-390-02-00, 236-390-03-00, 236-390-52-00, 236-390-53-00, 236-390-54-00
- 4) Applicant: Warmington Residential California, Inc. (Matt Esquivel, Prj. Mgr)
- 5) Applicant Phone Number and Email: 949-434-4416, mesquivel@warmingtongroup.com

(continued on next page . . .)

6) Funding Mechanism (Please check the one option below that applies):

a) Applicant agrees to annex into CFD 2020-1 to offset and fund the development project's ongoing public services costs.

b) Applicant agrees to provide the City with an upfront deposit, to be calculated by the City, sufficient to offset and fund the development project's ongoing public services costs.

c) Applicant advises that a special rate and method of apportionment is required for property uses that do not fit the above General Plan designations and/or the property is outside the current city limits. Applicant agrees to offset and fund the development project's ongoing public services costs at the special rate and method of apportionment and shall fund a fiscal impact analysis specific to the development project to determine the rate and method of apportionment.

d) Applicant agrees to offset and fund ongoing public services costs required for the development project through an alternative mechanism:

Description of how the proposed development project will offset ongoing public services costs (attach additional sheets as necessary):

Applicant agrees, on behalf of itself and its successors or assigns, to offset and fund the ongoing public services costs required for the Project in the manner provided above, which shall be made a condition of approval of the Project. This Letter of Intent shall be binding on Applicant and its successors or assigns, but only to the extent the Project is approved. Within 30 days prior to annexation proceedings Property Owner shall submit an executed wet signed copy of the Unanimous Approval form to the City.



(Signature)

Warmington Residential California, Inc.

Michael G. Riddlesperger

(Print First and Last Name)

1/20/21

(Date)

Chief Financial Officer

(Title)

(Above signature must be notarized; Acknowledgment page follows.)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

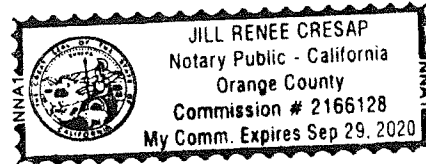
State of California
County of Orange

On 1/20/2021 before me, Jill Renee Cresap, Notary Public
(insert name and title of the officer)

personally appeared Michael Riddlesperger
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jill Renee Cresap (Seal) The notary commission extended pursuant to executive order N-63-20

Description of Attached Document:

Date:

ATTACHMENT 3

Jay Paul, Senior Planner
Community Development Department
City of Escondido
201 North Broadway
Escondido, CA 92025

March 9, 2021

Jay Paul, Senior Planner
Community Development Department
City of Escondido
201 North Broadway
Escondido, CA 92025

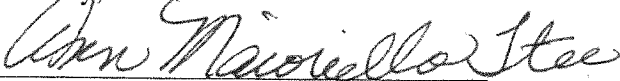
RE; Warmington Residential Project (SUB20-0006)
62 Unit Condo Project

Dear Mr. Paul:

The Frank J. Etem Family 1985 Trust A and Trust B are in support of the Warmington Project proposed for South Escondido Boulevard property. Our two Trusts own three of the parcels involved, 2210 So. Escondido Blvd., 2222 So. Escondido Blvd. and 2224 So. Escondido Blvd.

We look forward to the completion of this project which will be a welcome improvement to the neighborhood.

Sincerely,


Ann Maioriello, Trustee

March 8, 2021

Jay Paul

Senior Planner

Community Development Department | City of Escondido

201 North Broadway

Escondido, CA 92025

Re: Warmington Residential Project (SUB20-0006)
62 Unit Condo Project

Dear Mr. Paul,

As the seller of the property at 2208 South Escondido Blvd, I approve and support the 62 unit condo project, the Warmington Group is building.

I believe it will be a great housing development for Escondido.

Sincerely,

A handwritten signature in black ink, appearing to read "David C Smith", written in a cursive style.

David C Smith



WULFF Mechanical Inc.

Air-Conditioning, Heating, Refrigeration & Service

CA LIC: 894333

Jay Paul
Senior Planner
Community Development Department | City of Escondido
201 North Broadway
Escondido, CA 92025

Re: Warmington Residential Project (SUB20-0006) 62 Unit Condo Project

Dear Mr. Paul,

As the seller of the property at 2200 S Escondido Blvd. I would like show my support and approval of building the 62 unit condo project The Warmington Group is planning to build. It will be a great housing development for Escondido along with making the South Side more up-to-date.

Being a third generation resident here in Escondido, I am hoping the City will continue to improve the over all standards of the appearance of this great city.

Thank you for your time.

Sincerely,

Nathan Wulff

October 15, 2020

Mr. Jim Etem
1080 Circle Dr.
Escondido, CA 92025

Mr. Greg Ocasek
Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

Re: 2235 Cranston Drive, Support for Warmington Project (62-Unit Condo Project)
and Grading Exemption

Dear Jim and Greg,

I am writing on behalf of my family and I to provide support for the proposed adjacent Warmington condominium project, the grading exemption for the adjacent retaining wall and the lot line adjustment that will provide the necessary setbacks to the property line for our existing garage.

My family and I:

1. Support the proposed adjacent Warmington condominium project.
2. Understand that a gate will be provided to access our existing water well at the western end of our property and that we'll have an access easement only for water well servicing through the proposed project and, if our parcel is ever developed, that this easement will be removed.
3. Have been provided information that identifies the proposed retaining wall to the north and support the grading exemption needed to allow this wall.
4. Acknowledge that our garage is not compliant to the side yard setback requirements of the City of Escondido (5 feet, with eaves allowed to encroach up to 2 feet).
5. Appreciate and will accept the lot line adjustment from the adjacent parcel that will provide the required setbacks for our existing garage.

Best Regards,



Mark Laughlin
2235 Cranston Drive
Escondido, CA

Jay Paul

From: Bob InCA <755633@gmail.com>
Sent: Friday, March 12, 2021 11:49 AM
To: Jay Paul
Cc: Greg Cosak - Warmington
Subject: [EXT] Re: Warmington Residential Condo Project (SUB20-0006)

CAUTION : This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

Jay Paul, Senior Planner

Community Development Department | City of Escondido

201 North Broadway

Escondido, CA 92025

Re: Warmington Residential Project (SUB20-0006)

Dear Mr. Paul,

Briefly, Owing the 2 parcels adjacent (NE corner) of the project, I was contacted by Warmington and reviewed various drawings, utility runs, impacts, etc since access thereto will be impacted for some time. Working together, I am pleased with how they addressed our mutual concerns.

I welcome this quality development/developer to South Escondido, being similar to recent projects nearby and convenient to area shopping centers, I-15 and Westfield Mall (which is actually walkable/bikeable via Kit Carson Park from the site).

If you have any questions or concerns, please feel free to contact me.

Best Regards,

Bob Berg

ATTACHMENT 4



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

Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A-33

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

Project Title/Case No.: TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT AND GRADING EXEMPTION SUB 20-0006, PHG 20-0034, and ENV 20-0005 "Warmington Condominium Project"

Project Location - Specific: Approximately 3.47 acres generally located on the southern side of S. Escondido Boulevard, north of Brotherton Road, addressed as 2200, 2208, 2210, 2222, & 2224 S. Escondido Boulevard, Assessor Parcel Nos. 236-390-02-00/ 236-390-03-00/ 236-390-52-00/ 236-390-53-00/ 236-390-54-00.

Project Location - City: Escondido Project Location - County: San Diego

Description of Project: Tentative Subdivision Map, along with a Condominium Permit for the development of 62 air-space condominium units. The project consists of 10, three-story buildings containing 5 to 7 individual units within each building. Units range in size from approximately 1,200 square feet to 1,900 square feet and include a mix of 2-, 3- and 4-bedroom units. Each unit includes a two-car garage, along with 16 open guest spaces and 17 exclusive use guest spaces. Grading includes a combination of cut and fill slopes (estimated 33,022 cubic yards cut, 33,290 cubic yard fill, and 268 cubic yards import), and a Grading Exemption for a retaining wall up to 12 feet in height and fill slope up to 15 feet in height toward the southeastern area of the site. The wall would extend onto an adjacent parcel on the east. The project also includes a request for a boundary adjustment between the project site and two adjacent residential parcels on the east. The bulk of the adjusted parcel would be used as open space for the subject development. Approximately 30,000 square feet of useable/active shared open space would be provided. An additional 21,000 square feet of open space would be divided among private patios and decks, and landscaped slopes. Off-site grading is proposed on the adjacent residential parcel on the east (APN 236-390-51) to create a flat pad area. South Escondido Boulevard would be widened across the project frontage to include curb, gutter, and sidewalk, and the street widened and striped to include a dedicated left-turn lane into the project driveway. The project also will provide an ADA-compliant path of travel (approximately 600 feet in length) to connect the proposed project sidewalk to an existing sidewalk north of the project site. This path will provide pedestrian access to the bus stop near the Escondido Boulevard/Sunset Drive intersection. All buildings and structures on site would be demolished. The project will also include a plaque that will provide context in relation to one of the onsite structures and its previous use. In addition, the project applicant will follow the Remedial Action Plan approved by the County of San Diego Department of Environmental Health and Quality (DEH) as associated with the Voluntary Assistance Program (Case No. DEH2019-LSAM-000543 Escondido 2.74) in the required excavation of impacted soils, over which DEH will provide regulatory oversight.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Warmington Residential California, Inc. (Rep: Greg Ocasek) Telephone: 714-434-4355

Address: 3090 Pullman Street, Costa Mesa, CA 92626

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

Exempt Status: Categorical Exemption. CEQA Guidelines section 15332 (In-Fill Development Projects).

Reasons why project is exempt:

The proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15332, as an In-fill Development Project meeting all applicable conditions.

CEQA Guidelines section 15332 is applicable to in-fill development projects meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

No circumstances previously evaluated in the previously certified Final EIR for the General Plan and Downtown Specific Plan (May 23, 2012) and the Addendum to the certified Final EIR (March 21, 2019) have changed with respect to the proposed development. In addition, the proposed project would not create substantial changes or bring to light new information of substantial importance that was not previously examined or could have been examined in the Final EIR and Addendum. As a result, the project qualifies for a categorical exemption pursuant to the CEQA Guidelines section 15332, as an in-fill development project meeting all applicable conditions, as further detailed below:

General Plan and Zoning Consistency

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The City's General Plan land use designation for the project site is Specific Plan (SP) and Urban 1 (U1). The western, approximately 2.39-acre portion of the site, where the condominium development would be situated, is located within the Southern Entry District Mixed-Use Overlay of the South Centre City Specific Plan. The eastern, approximately 1.08-acre, portion of the site that would support the larger open space area and 16 guest parking spaces is located within the Urban 1 (U1) land-use designation with an underlying zoning of R-1-10 (Single-Family Residential, 10,000 sf min. lot size). Multi-family residential and condominium type development up to 30 dwelling units per acre is permitted within the Southern Entry District of the South Centre City Specific Plan. Private recreation and open space uses and related parking are permitted uses within residential zones. The project thus adheres to the criteria of CEQA Guidelines section 15332(a).

Project Location, Size, and Context

Public Resources Code section 21072 defines a "qualified urban use" as "any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." The project is on a site within City limits that is no more than five acres and substantially surrounded by qualified urban uses.

The approximately 3.47-acre project site is located within an urban/suburban area of the City, and has been previously developed with residential and commercial-type development. The western, approximately 2.39-acre, portion of the site is relatively flat to gently sloping, and drains in a westerly direction. The eastern, approximately 1.08-acre portion of the site contains steeper topography. The site does not contain any significant topographical features. The property fronts onto and takes access from S. Escondido Boulevard on the west. Centre City Parkway also parallels S. Escondido Boulevard immediately on the west. Surrounding land uses include a Mobilehome park on the north, commercial development, multi-family and single-family development on the south, single-family residential development on the east and southeast, and single-family residential and commercial development to the west across Centre City Parkway. The project thus adheres to the criteria of CEQA Guidelines section 15332(b).

Endangered, Rare, or Threatened Species

The project site is located within the highly developed and urban area of the City. The project site currently is developed with residential and commercial uses. Vegetation primarily consists of ornamental landscaping, mature trees, and various weeds and grasses from previous development/activities. The project site does not contain habitat suitable for candidate, sensitive, or special status species. In addition, no riparian habitat or other sensitive natural community or potential jurisdictional features were observed within the project site or within a 100-foot boundary from the project site. The project site has no value as a habitat or special-status species. It was therefore

concluded that the project would not result in any significant biological impacts. The project thus adheres to the criteria of CEQA Guidelines section 15332(c).

Traffic

A Traffic Impact Assessment (TIA) was prepared for the project by Linscott Law and Greenspan (February 2021). The project fronts onto and will take access from S. Escondido Boulevard, which is classified as a Local Collector (2-lane road) in the vicinity of the project. Centre City Parkway, which is classified as a Super Major Road, parallels S. Escondido Boulevard on the west. Access to the project would be provided by two driveways fronting onto S. Escondido Boulevard. Project trip generation was estimated using the San Diego Association of Governments (SANDAG) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region (April 2020). The Project is anticipated to generate up to 496 daily trips with 40 trips (8 inbound/32 outbound) in a.m. peak hour and 45 trips (32 inbound/13 outbound) during p.m. peak hour. On-street parking would be restricted along the project frontage. The project is located within a half-mile walk from an existing major transit stop or an existing stop along a high-quality transit corridor. It was concluded that the project would not result in any significant traffic or transportation related impacts.

Noise

A Noise Technical Report was prepared for the Project by Helix Environmental Planning (February 2021). Primary noise sources in the area are traffic noise along S. Escondido Boulevard and Centre City Parkway. Surrounding noise sources also include a variety of residential and commercial/retail uses. The proposed condominium development would be compatible with the adjacent uses, and as such, the project is not anticipated to generate any significant increases to the existing ambient noise level. Any stationary operational noise sources are regulated by the limits outlined in the Escondido Municipal Code. Operational noise sources, including project heating, ventilation, and air conditioning (HVAC) systems would not exceed allowable City limits. With the incorporation of project design features related to exterior wall and window construction, interior noise levels would not exceed the applicable 45 Community Noise Equivalent Level limit for residential uses.

Construction would result in a temporary noise increase on and around the project site. Construction-related impacts are short term and would cease once the project is completed. No special construction techniques (e.g., pile driving or blasting) are anticipated to be necessary for construction of the project. The City also has a maximum 1-hour average construction noise limit of 75 decibels (dB) at noise-sensitive land uses. Contractors are required to comply with the Noise Ordinance for noise levels from project-related grading and construction activities set forth in the Escondido Municipal Code. The Escondido Municipal Code also restricts the times of day when construction may occur (7 a.m. to 6 p.m., Monday through Friday; 9 a.m. to 5 p.m. on Saturday; and not at all on Sunday or public holidays). Construction of the project would take place within the hours specified in Escondido Municipal Code section 17-234.

It was therefore concluded that the project would not result in any significant noise impacts.

Air Quality

Due to the residential nature of the project and number of proposed condominium units (62 units) and relatively lower traffic generation, the project would not exceed screening-level criteria thresholds for construction or operational level impacts, nor create any operational related dust or odor-related impacts. An Air Quality Technical Report and Greenhouse Gas Emissions (GHG) Technical Report were prepared for the Project by Helix Environmental Planning (February 2021). Construction activities would include grading, building construction, and architectural coatings. Construction Best Management Practices (BMPs) would be implemented as part of the project. The greatest potential for toxic air contaminants emissions would be related to diesel particulate matter (DPM) emissions that are associated with heavy equipment operations during the project construction. Due to construction activity being short-term and the limited number of heavy-duty construction equipment, the project would not result in long-term substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Additionally, Section 2449 of Title 13 of the California Code of Regulations regulates emissions from off-road diesel equipment in California. Therefore, no significant short-term toxic air contaminants impacts would occur during the construction of the proposed project. Construction phase impacts would be less than significant and no mitigation is required. Project emissions also would not exceed the CHC screening threshold of 2,500 MT CO₂e established by the City of Escondido Climate Action Plan. As required, the project would be designed to meet the 2019 California Building Energy Efficiency Standards within Title 24 of the California Code of Regulations. It was therefore concluded that the project would not result in any significant air quality or GHG impacts.

Water Quality

The project would not result in any significant effects related to water quality. A preliminary drainage study and Storm Water Quality Management Plan was prepared for the project. Storm water quality impacts during construction would be prevented through implementation of a grading and erosion control plan that is required by the City's Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code) and the State General Permit to Discharge Stormwater Associated with Construction Activities (NPDES No. CA2000002), which requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) by a Qualified SWPPP Developer. Adherence to applicable requirements and implementation of the appropriate BMPs would ensure that potential water quality degradation associated with construction-related activities would be minimized and impacts would be less than significant.

The Project would mimic the existing drainage pattern, and runoff from the roof and outdoor areas would be discharged toward on-site storm water facilities treat pollutants and meet flow control requirements for the project. With the implementation of the operational treatment control biofiltration basin and BMPs that would be required by the City pursuant to the Standard Urban Stormwater Mitigation Plan, potential pollutants would be reduced to the maximum extent possible. Therefore, development would not violate any water quality standards or water discharge requirements. The project will be required to construct approximately 700 linear feet of a minimum 24-inch storm drain pipe (RCP) within the public right-of-way to connect to an existing 84-inch RCP culvert north of the site.

It was therefore concluded that the project would not result in any significant water quality impacts.

For the foregoing reasons, with respect to traffic, noise, air quality, and water quality, the project adheres to the criteria of CEQA Guidelines section 15332(d).

Utilities and Public Services

The Fire Department indicated that appropriate fire protection can be provided with the implementation of the required building/site design features. Appropriate fire flow would be provided to the project site with the installation of the required fire hydrants.

Sewer and Water would be provided by the City of Escondido. San Diego Gas and Electric (SDG&E) would provide electrical service to the site. The Engineering Division indicated that appropriate utilities will be provided to the project with existing facilities located within or adjacent to S. Escondido Boulevard. Escondido Disposal, Inc. would provide trash service.

It was therefore concluded that the project would not result in any significant utility or public service impacts. The project thus adheres to the criteria of CEQA Guidelines section 15332(e).

The proposed project or its circumstances also would not result in any exceptions to categorical exemptions, as identified in CEQA Guidelines section 15300.2, as further described below:

Location: Not applicable to Class 32 exemption

Cumulative Impact: All resource topics associated with the project have been analyzed and were found to pose no significant impact. The project would not make a cumulatively considerable contribution to a significant cumulative impact.

Significant Effect: There are no known unusual circumstances applicable to the project or project site that could result in a significant effect on the environment.

Scenic Highways: The project is not located in the vicinity of any designated or eligible state scenic highway.

Hazardous Waste Sites: There are no on-site hazardous waste sites associated with the project site listed under Government Code section 65962.5.

Historic Resources: The project will not cause a substantial adverse change in the significance of a historical resource. A Cultural Resource Study, dated September, 2020, was prepared for the project by Helix Environmental Planning. A field investigation also was done by a Helix archaeologist and Native American Monitor from Saving Sacred Sites. The survey resulted in the identification of one newly identified cultural resource consisting of a metavolcanic flake and a possible rhyolite or chalcedony core fragment. The study concluded the resource does

not meet the criteria for inclusion in the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP), and is therefore not a significant cultural resource.

A Helix architectural historian also conducted intensive pedestrian surveys on the site and identified and documented the historic built-environmental resources (50 years or older) within the project areas. Historic resources currently existing on the site include a commercial shop (welding shop), single-family dwelling, and shed located on parcels addressed at 2222, 2224, and 2210 S. Escondido Boulevard; a commercial building at 2200 S. Escondido Boulevard; and a single-family dwelling at 2208 S. Escondido Boulevard. The historical resources were documented and evaluated under the criteria for listing in the NRHP, CRHR, and the local City of Escondido Register. None of the structures on the project site is located within a historic district.

Only one of the structures (addressed at 2208 S. Escondido Boulevard) is listed on the City's Historic Sites Survey or is within an identified historic district. This is a c1947 single-family residential structure that has been significantly altered in the past, including a second-story addition. The commercial building at 2200 S. Escondido Boulevard is associated with Charles H. Paxton and his adobe business in Escondido (Adobe Sales Co.). Although Charles Paxton utilized the building for office purposes (from approximately 1946 – 1948) and also utilized the site to support the adobe block operation, he did not construct the building. The Cultural Resource Study concluded that although significant for its association with Charles H. Paxton and Adobe Sales Co., the building does not have sufficient integrity to convey its period of significance (1946-1948) due to substantial alterations made to the building since the 1940s. Therefore, the building at 2200 S. Escondido Boulevard is not eligible for listing in the NRHP, CRHR, or the City's Local Register. The Cultural Resource Study further concluded that none of the resources on the site are recommended as eligible for listing in the NRHP, CRHR, or the local City Register. Although over 50 years in age, no building is a key focal point in the visual quality or character of the neighborhood; represents a historic building that is one of the few remaining examples in the City possessing distinguishing characteristics of an architectural type; or is representative of a recognized architect's work. Therefore, none of the documented cultural resources within the project area are considered historical resources for the purposes of CEQA, and none are considered historic properties under Section 106 of NHPA.

For the foregoing reasons, the project is categorically exempt pursuant to CEQA Guidelines section 15332, as an in-fill development project.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature: *J Paul* March 18, 2021
Jay Paul, Senior Planner Date

- Signed by Lead Agency Date received for filing at OPR: N/A
- Signed by Applicant

ATTACHMENT 5

Planning Commission
Hearing Date: March 23, 2021

Effective Date: April 5, 2021

PLANNING COMMISSION RESOLUTION NO. 2021-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A TENTATIVE SUBDIVISION MAP,
CONDOMINIUM PERMIT, AND GRADING
EXEMPTION, FOR A 62-UNIT CONDOMINIUM
DEVELOPMENT

APPLICANT: Warmington Residential California, Inc.

CASE NO: SUB 20-0006; PHG 20-0034; AND ENV 20-0005

WHEREAS, Warmington Residential California, Inc. ("Applicant"), filed a land use development application, Planning Case Nos. SUB20-0006, PHG20-0034 and ENV20-0005 ("Application") constituting a request for a Tentative Subdivision Map, Condominium Permit, and Grading Exemption, for the development of 62 air-space condominium units ("Project"). The project consists of 10, three-story buildings containing between five and seven individual units within each building. Each unit includes a two-car garage. Units range in size from approximately 1,200 square feet to 1,900 square feet and include a mix of 2-, 3- and 4-bedroom units. The Grading Exemption is requested for a retaining wall up to 12 feet in height and fill slope up to 15 feet in height toward the southeastern area of the Project site. The Project would encompass approximately 3.47 acres of land located at 2200, 2208, 2210, 2222, and 2224 S. Escondido Boulevard (APNs 236-390-02-00, 236-390-03-00, 236-390-52-00, 236-390-53-00, and 236-390-54-00), in the

Southern Entry District of the South Centre City Parkway Specific Plan, and the R-1-10 Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code, South Centre City Specific Plan, and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, multi-family residential condominium development is a permitted use within the Southern Entry District of the South Centre City Parkway Specific Plan, subject to the approval of a Tentative Subdivision Map and Condominium Permit, in accordance with Article 49 (Air Space Condominium and Community Apartment Projects) of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project

as depicted on the plan set shown in Exhibit "D," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, on March 23, 2021, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated March 23, 2021, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.

2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15332 (In-fill Development Projects). All of the requirements of CEQA have been met, and it was found that the Project will not have a significant effect on the environment.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "C," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Division of the Community Development Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if it were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Engineering Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 23rd day of March, 2021, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAINED: COMMISSIONERS:
ABSENT: COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

JOANNE TASHER, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

LEGAL DESCRIPTION

Resolution No. 2021-01

Planning Case Nos.: SUB 20-0006 and PHG 20-0034

For [APN/Parcel ID\(s\): 236-390-02-00](#)

That portion of Lot 2, Block 30 of Homeland Acres Addition to Escondido, No. 2, in the City of Escondido, County of San Diego, State of California, according to [Map thereof No. 1241](#), filed in the Office of the County Recorder of San Diego County, March 11, 1910, described as follows:

Commencing at the Northwest corner of said Lot 2, Block 30 running thence in an Easterly direction on the Northerly line of said Lot a distance of 220.54 feet to a point in said Northerly line; thence Southerly parallel to the Westerly line of said Lot a distance of 78.83 feet; thence Westerly on a line parallel with the Northerly line of said Lot a distance of 220.54 feet to the Westerly line of said Lot; thence Northerly a distance of 78.83 feet to the point of beginning.

Excepting therefrom that portion thereof conveyed to the State of California by deed recorded February 24, 1948 in [Book 2681, Page 311 of Official Records](#).

For [APN/Parcel ID\(s\): 236-390-03-00](#)

Parcel A:

All that portion of Lot 2, Block 30 of Homeland Acres Addition to Escondido No. 2, in the City of Escondido, County of San Diego, State of California, according to [Map thereof No. 1241](#), filed in the Office of the County Recorder of San Diego County, March 11, 1910.

Commencing at the Northwesterly corner of said Lot 2, thence Easterly along the Northerly line of said Lot, a distance of 220.54 feet to the True Point of Beginning, being the Northeasterly corner of a Parcel of Land conveyed to Eva Piper by Deed dated April 9, 1941 and recorded in [Book 1160, Page 493 of Official Records](#); thence continuing Easterly along said Northerly line of Lot 2, a distance of 200 feet; thence Southerly parallel with the Easterly line of said Lot 2, a distance of 78.83 feet; thence Westerly parallel with the Northerly line of said Lot, a distance of 200.00 feet; thence Northerly along the Easterly line of the aforementioned land conveyed to Piper, a distance of 78.83 feet to the True Point of Beginning.

Parcel B:

An easement for road purposes over the Northerly 10 feet of the Westerly 220.54 feet of said Lot 2, Block 30 of Homeland Acres Addition to Escondido No. 2, in the City of Escondido, County of San Diego, State of California, according to [Map thereof No. 1241](#), filed in the Office of the County Recorder of San Diego County, March 11, 1910.

Excepting therefrom that portion thereof conveyed to the State of California, by Deed recorded February 24, 1948 in [Book 2681, page 311 of Official Records](#).

For APN/Parcel ID(s): 236-390-52-00

Parcel 1:

All that portion of Lot 2 in Block 30 of Homeland Acres Addition to Escondido No. 2, in the City of Escondido, County of San Diego, State of California, according to [Map thereof No. 1241](#), filed in the Office of the County Recorder of San Diego County, March 11, 1910, described as follows:

Beginning at the Southwesterly corner of the Easterly 182.58 feet of the Northerly 167.07 feet of said Lot 2 in Block 30; thence along the Westerly boundary of the Easterly 182.58 feet of said Lot 2, North 12°15'19" East 88.24 feet to a point in the Southerly boundary of the Northerly 78.83 of said Lot 2, thence along said Southerly boundary of said Northerly 78.83 feet, North 77°48'46" West 176.92 feet to the Westerly boundary of the Easterly 359.50 feet of said Lot 2; thence along said Westerly boundary, South 12°15'19" West 225.32 feet to a point in the Northelry boundary of the Southerly 10.00 feet of the Northerly 314.15 feet of said Lot 2; thence along said Northerly boundary South 77°48'46" East 359.50 feet to the Easterly boundary of said Lot 2; thence Northerly along said Easterly boundary North 12°15'19" East 20.00 feet; thence parallel with the Northerly boundary of said Lot 2 North 77°48'46" West 120.00 feet; thence North 15°53'04" West 132.69 feet, more or less to the point of beginning.

Also known as Parcel B of Certificate of Compliance recorded June 25, 2001 as [Document No. 2001-0426059 of Official Records](#).

For APN/Parcel ID(s): 236-390-53-00

Parcel 2:

The Southerly 117.66 feet of the Northerly 196.49 feet of Lot 2 in Block 30 of Homeland Acres Addition to Escondido No. 2, in the City of Escondido, County of San Diego, State of California, according to [Map thereof No. 1241](#), filed in the Office of the County Recorder of San Diego County, March 11, 1910.

Excepting therefrom the Easterly 359.50 feet thereof.

Also excepting therefrom that portion granted to the State of California in Grant Deed recorded May 6, 1948 in [Book 2786, Page 11 of Official Records](#).

Also known as Parcel C of Certificate of Compliance recorded June 25, 2001 as [Document No. 2001-0426060 of Official Records](#).

For APN/Parcel ID(s): 236-390-54-00

Parcel 3:

The Southerly 117.66 feet of the Northerly 314.15 feet of Lot 2 in Block 30 of Homeland Acres Addition to Escondido No. 2, in the City of Escondido, County of San Diego, State of California, according to [Map thereof No. 1241](#), filed in the Office of the County Recorder of San Diego County, March 11, 1910.

Excepting therefrom the Easterly 359.50 feet thereof.

Also excepting therefrom that portion granted to the State of California in Grant Deed recorded May 6, 1948 in [Book 2786, Page 11 of Official Records](#).

Also known as Parcel D of Certificate of Compliance recorded June 25, 2001 as [Document No. 2001-0426061 of Official Records](#).

EXHIBIT “B”

Findings of Fact/Factors to be Considered SUB 20-0006, PHG 20-0034, and ENV 20-0005

Environmental Determination(s)

1. Pursuant to the California Environmental Quality Act, (CEQA, Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq., the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.

2. The Project qualifies for an exemption from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines because such categorical exemption applies to proposed developments within city limits on sites of no more than five acres substantially surrounded by urban uses, where the site has no habitat value for special status species, can be adequately served by all required utilities and public services, and the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (CEQA Guidelines sections 15332(b)-(e)). Technical studies were requested by the Planning Division to substantiate the categorical exemption as applied to the Project. The proposed Project meets the following criteria:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - c. The project site has no value as habitat for endangered, rare or threatened species.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services

The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.

The Planning Commission has independently considered the full administrative record before it, which may include, but is not limited to such things as the March 23, 2021 Planning

Commission Agenda Report, testimony by staff and the public, and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. All of the requirements of CEQA have been met, and the Project will not have a significant effect on the environment.

Tentative Subdivision Map Determination(s)

1. The location, design, and residential density of the proposed 62-unit condominium development are consistent with the goals and policies of the Escondido General Plan because high-density residential and mixed-use development is permitted and encouraged in the Southern Entry District of the South Centre City Specific Plan. The proposed infill residential Project would be in conformance with General Plan Housing Goals and Policies to plan for quality, managed, and sustainable growth, and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
2. The Project site is physically suitable for the proposed density of development because the property is within a commercial and high-density redevelopment area that was previously used for residential and commercial purposes. Development of the property will assist in the ongoing revitalization of the Southern Entry District of the South Centre City Specific Plan area by establishing a permanent residential base along the transitioning corridor. The Southern Entry District permits multi-family/condominium type development with a maximum density up to 30 dwelling units per acre. Based on the Project area within the Southern Entry District (2.3 acres) the underlying zoning would allow up to 69 units with structures up to three (3) stories and 45 feet in height. The request to construct 62 units (overall density of 26.9 du/ac) with three-story structures up to approximately 37 feet in height is consistent with the land use density and development requirements envisioned for this area. Furthermore, the proposed Tentative Subdivision Map is consistent with applicable provisions of the General Plan that addresses growth management and maintaining the fiscal stability of the City because the Applicant minimizes ongoing costs to taxpayers through annexation into a CFD or establishment of another funding mechanism.
3. The approval of the proposed Project would be based on sound principles of land use and is well-integrated with its surroundings near residentially and commercially developed properties because adequate parking, access, on-site circulation, utilities, landscaping and open space would be provided (as detailed in the staff report). The residential Project also would not be out of character for the area which contains other multi-story residential developments. The design of the Project would be in conformance with the Southern Entry District because the Project would provide residential units to accommodate a wide range of housing needs (with

ownership opportunities). The Project includes a variety of amenities such as individual balconies for each unit along with various common areas and features. All vehicular traffic generated by the Project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.

4. The Project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features. The proposed grading design would not result in any manufactured slopes or pad elevations that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views.
5. The Project site is physically suitable for this proposed type of residential development and density of development. Approval of the Tentative Subdivision Map would not violate the requirements, goals, policies, or spirit of the General Plan or South Centre City Specific Plan. The site is suitable for this residential type of development and density because the General Plan and Southern Entry District of the South Centre City Specific Plan allow for multi-story high-density residential development of up to 30 dwelling units per acre. The request to construct 62 units (overall density of 26.9 du/ac) with three-story structures up to approximately 37 feet in height is consistent with the land use density and development requirements envisioned for this area.
6. The Project would be compatible with the surrounding uses because the subject site is within an urban commercial/residential area developed with a variety of commercial and multi-story residential developments of varying density and design. The site is relatively flat and extensive grading is not proposed. The topography of the site allows for appropriate pedestrian access and the creation of buildable pad areas without the need to export or import significant quantities of dirt. The Project would be compatible with the surrounding area because the subject site is located within an urban commercial/residential area developed with a variety of commercial and multi-story residential developments of varying density and design. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the Project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections. Appropriate noise attenuation would be provided for the new units. The proposed Project also would not result in a significant impact to biological or natural resources.
7. The design of the subdivision and the type of improvements are not likely to cause serious public health problems. The Project's proposed street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; unit configuration; traffic and emergency access; grading; and open space and recreational amenities were all reviewed for compliance with relevant City policies and codes. The Project would not cause substantial environmental

damage and would avoid injury to fish or wildlife, or their habitat because the site is located within an urban setting and previously has been developed with a residential/commercial use.

8. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map because any existing easements and improvements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
9. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The lot sizes and the subdivision configuration provides opportunities for passive/solar heating.
10. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code (Chapter 33 Zoning) will have been obtained prior to the recordation of the map.
11. The proposed map and associated condominium permit will not conflict with regional or local housing goals because the proposed infill residential Project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The proposed Project would not diminish the Quality-of-Life Standards of the General Plan as the Project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site. The Project would comply with all development standards of the applicable zone and observe the density of the General Plan and area plans, as noted in the sections above.
12. In consideration of the above, the proposed Project meets all of the requirements of section 66474 of the California Government Code and the proposed map meets all of the requirements or conditions imposed by the Map Act and the Escondido Zoning Code, as detailed in the staff reports, the Escondido General Plan and above findings.

Condominium Permit

1. The Project meets current zoning, design review, drainage, engineering, fire protection, seismic and building code requirements as if the Project were newly constructed. The location, design, and residential density of the proposed 62-unit condominium development are consistent with the goals and policies of the Escondido General Plan because high-density residential and mixed-use development is permitted and encouraged in the Southern Entry District of the South Centre City Specific Plan. The proposed infill residential Project would be in conformance with General Plan Housing Goals and Policies to plan for quality managed

and sustainable growth and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The site is physically suitable for the proposed density of development because the property is within a commercial and high-density redevelopment area that was previously used for residential and commercial purposes. The subject site currently is abandoned and in disrepair. Development of the property will assist in the ongoing revitalization of the South Centre City Specific Plan and Southern Entry District by establishing a permanent residential base along the transitioning corridor. The Southern Entry District allows multi-family development up to 30 du/ac. The Southern Entry District permits multi-family/condominium type development with a maximum density up to 30 dwelling units per acre. Based on the property size of 1.75 acres the underlying zoning would allow up to 69 units with structures up to three (3) stories and 45 feet in height. The request to construct 62 units (overall density of 26.9 du/ac) with three-story structures up to approximately 37 feet in height is consistent with the land use density and development requirements envisioned for this area.

2. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, because adequate residential amenities, parking, on-site circulation, access, city services and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill Project that will provide housing opportunities. The Project's open space is well designed, properly distributed, and does not unreasonably restrict disabled access. The Project contains architectural and site-planning features commonly found in Projects that maintain a majority of owner-occupied units.
3. The proposed development would be well integrated into its surroundings, because the new structures would incorporate compatible and integrated architecture, materials and colors, and the Project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the Project, and the Project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
4. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, as determined by the Engineering Division and detailed in a traffic study that was prepared for the Project. City services, adequate utilities, and other infrastructure can be provided to the Project without significant upgrades to existing systems. The Project provides sufficient parking commensurate with its location and design;

5. The improvements are not likely to cause substantial environmental concerns because the property was previously developed and used for residential and commercial purposes. The site does not contain any sensitive or protected habitat or other environmental concerns. The design of the project and the type of improvements are not likely to cause serious public health problems because the project will not degrade the levels of service on the adjoining streets or drainage system as the project incorporates street and drainage improvements are part of the project and city sewer and water is available to the site.
6. The condominium development will be required to establish a Homeowners Association (“HOA”) to provide appropriate ongoing maintenance for the Project. The overall size of the project/number of units would be sufficient to provide a sustainable association.

No Net Loss

1. The purpose of Government Code section 65863 (“No Net Loss Law”), is to ensure development opportunities remain available throughout the planning period to accommodate a jurisdiction’s regional housing need allocation (“RHNA”), especially for lower- and moderate-income households. Jurisdictions also cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels “lost” as a result of the approval.
2. The Project complies with the Housing Element portion of the General Plan and California State No Net Loss Zoning Law, in that:
 - a. The City’s Fifth RHNA Cycle consists of 4,175 total units, including 733 moderate-income units and 1,873 lower-income units. The Housing Element Residential Site Inventory identified a total capacity for 4,561 units to accommodate extremely/very low, low, moderate, and above moderate-income affordability levels.
 - b. Since 2012, the City has produced 1,866 total housing units during the course of the Fifth RHNA Cycle. As of January 1, 2021, the total remaining RHNA obligation is 2,309 total units, including 655 moderate-income units and 1,634 lower-income units.
 - c. The Project site, consisting of APNs 236-390-02-00, 236-390-03-00, 236-390-52-00, 236-390-53-00, and 236-390-54-00 are identified in the City’s General Plan Housing Element Residential Sites Inventory as vacant/underutilized sites for meeting the City’s Fifth RHNA Cycle. The Project site was identified to provide the potential of 33 units. Although the unit yield of the Project (62 units) exceeds the assumed yield capacity of the Housing Element (32 units), the Project accommodates a different income category than that assigned in the Residential Sites Inventory. The Project will lease the units at market-rate, which is assumed to be at an above moderate-income rate.

- d. Government Code section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The City performed this analysis in March 2021 and identified suitable sites that can be developed for housing. Overall, vacant and underutilized properties in the Downtown Area can accommodate 3,939 new lower-income units and the properties in South Centre City Parkway Specific Plan area are projected to accommodate 1,038 new moderate-income and lower-income units. The total housing yield capacity of the Downtown Specific Plan and South Centre City Specific Plan exceed the remaining RHNA obligations in the lower-income category.
- e. The inventory of suitable land within the Downtown Specific Plan and South Centre City Specific Plan may be used to identify sites that can be developed for housing within the Fifth RHNA Cycle planning period. With the entitlement of the Project, there are available sites in the Housing Element Residential Site Inventory adequate to meet the City's RHNA for very low and low-income categories.

Grading Exemption

1. The project includes a request for a Grading Exemption for a proposed retaining wall up to 12 feet in height and adjacent fill slope up to 15 feet in height along a portion of the southeastern property line. The wall and slope would be designed in accordance with current building code and grading design requirements, which will ensure the stability of the surrounding slopes/topography. The wall will range in height from approximately six feet in height to 12 feet in height at the tallest point along its length. A decorative block material would be used with a six-foot-high tubular steel fence on top. The wall and fill slope are necessary to support a new off-site pad on an adjacent parcel to the south and southeast (APNs 236-390-51-00 and 236-390-11-00). The wall also is necessary to support a proposed Adjustment Plat for the project, and to correct an encroachment and setback issue for a detached structure located on APN 236-390-11-00. The overall height and location of the wall and slope would not create any adverse visual impacts, block adjacent views or impact any adjacent sewer/septic systems. The fill slope does not orient toward the adjacent residential property on the south and would be landscaped in accordance with the City's Grading Ordinance and Landscape Ordinance.

EXHIBIT “C”

PLANNING CASE NOS. SUB 20-0006 and PHG 20-0034

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **May 18, 2020**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **March 23, 2021**, and shall not be altered without express authorization by the Community Development Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, or its successor(s) in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** Should the Applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Community Development, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the

Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. Three copies of final Approved Plan set, shall be submitted to the Planning Division for certification. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and/or use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Community Development to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. This includes modifications to the Grading Exemptions for the slope and wall up to an additional one foot in height. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Community Development.

7. Availability of Permit Conditions.

- a.** Prior to Final Map recordation, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Community Development.
- b.** The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.

11. Community Facility District or Funding Mechanism. The Applicant shall fund all on-going operational costs of providing municipal services required for the Project. Such

funding shall occur through either an agreement to form or annex into a Community Facilities District (“CFD”) or the establishment of another lawful funding mechanism reasonably acceptable to the City (“Public Services Funding Agreement”). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager’s designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City’s issuance of any permit for the Project.

12. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

13. Clerk Recording.

- a. **Exemption.** The City of Escondido hereby notifies the Applicant that the County Clerk’s Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the “County Clerk” in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency’s decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.
- b. State Law (SB 1535), effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the Project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Division, within two working days of the effective date of the adoption of the environmental document, a check payable to the “San Diego County Clerk,” in the amount that is published by the County Clerk’s Office. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that

no project shall be operative, vested, or final until all the required filing fees are paid. The County Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increase after the date of this approval, the Applicant shall be responsible for the increase.

- c. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

14. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

15. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

16. Enforcement. If any of the terms, covenants or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with said conditions or seek damages for their violation. The applicant/developer shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

17. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including

- the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written

Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Community Development, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of the property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

- 3. Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.

4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** Appropriate trash enclosure(s) or other approved trash system shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Community Development that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

C. Parking and Loading/Unloading.

1. A minimum of 140 parking spaces (62 two-car garages and 16 guest spaces) shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required, minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The stripping shall be drawn on the plans or a note shall be included indicating double-stripping per City standards.

2. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Planning Division for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal If the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape

plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.

- b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
- c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Community Development.
- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Community Development shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Specific Planning Division Conditions:

1. Historic/Cultural

- a. Prior to issuance of demolition and/or grading permits, appropriate photo documentation of the site and buildings shall be completed by a qualified cultural/historic consultant utilizing the appropriate California Office of Historic Preservation DPR forms/format. The final photos/forms shall be submitted to the Escondido Planning Division.
- b. Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

- c.** The project applicant shall work with Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in an accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy. The interpretive program shall be reviewed by the Historic Preservation Commission (HPC) and their recommendation considered by the Director of Community Development for final approval of the program.
- d.** The City Planning Division recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the project location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are: (1) to provide the applicant with clear expectations regarding tribal cultural resources and (2) to formalize protocols and procedures between them. The applicant/owner and the TCA Tribe responsible for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities.
- e.** Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
- f.** The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- g.** During the initial demolition, site grading, excavation, or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- h.** In the event that previously-unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance clearly non-significant

deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

- i. If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe, and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- j. If a potentially significant tribal cultural resources and/or unique archaeological resource is discovered, the avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
- k. As specified by California Health and Safety Code section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
- l. If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for

respectful and dignified treatment in accordance with the TCA Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

- m. Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

2. Noise

- a. Prior to issuance of building permits, the building plans shall incorporate the required building materials described in Table 11 of Exterior-To-Interior Noise Levels (Helix Noise Technical Study) to ensure all rooms comply with the relevant interior noise standards of 45 CNEL for habitable areas. Appropriate means of air circulation and provision of fresh air also shall be incorporated into the final building plans to ensure that windows would be able to remain closed.

3. Hazardous Soils/Materials

- a. In accordance with the San Diego County Department of Environmental Health and Quality (DEH) recommendations, prior to the issuance of grading permits or building permits for the project that would impact soils, the applicant/owner shall enter into and/or continue with the Voluntary Assistance Program (VAP) for regulatory oversight to assure that all excavated soil is managed correctly and all potential health risks have been properly addressed. In addition, the following shall be required prior to issuance of grading permit and/or ground disturbing activities that would impact soils:
- b. Approval of a Remedial Action Plan (RAP) by the County Department of Environmental Health. Appropriate engineering controls shall be incorporated into the improvements plans, as may be required by the DEH. Evacuation, management and disposal of impacted soils shall be managed as approved/required by DEH, and local, state and federal requirements.
- c. Any materials containing asbestos that will be disturbed during future renovation or demolition activities must be managed in accordance with any applicable local, State and Federal regulations by a licensed abatement contractor under controlled conditions. Current federal and state regulations require any repair, renovation and/or demolition of such materials be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should be accomplished under the direction of an Independent State Certified Asbestos Consultant with oversight performed by a State Certified Site Surveillance

Technician. The materials must be disposed of at an approved facility licensed to handle such waste.

4. Design/Operational

- a.** All walls shall be constructed out of decorative materials and include a matching cap (mortar cap not allowed). This shall be clearly noted on the grading plans and landscape plans.
- b.** The final landscape plans shall include specimen-sized oak trees (minimum 24' box) to replace any mature oak trees removed at a minimum ratio of 2:1.
- c.** The project shall incorporate a minimum of 1 tree per dwelling unit into the project landscape plans. Specimen sized trees shall be incorporate into the project street frontage along South Escondido Boulevard (minimum 24" box) where feasible.
- d.** All ground-mounted mechanical equipment shall incorporate an architectural screen around the units to complement the design of the units. Landscape screening of select units may be used in lieu of architectural screen is less visible locations, subject to Director approval. The screens shall be included on either the building and/or landscape plan.
- e.** An appropriate mix of trees, shrubs and ground cover shall be incorporated into the overall landscape design and slopes.
- f.** Prior to Recordation of the Final Map, an Adjustment Plat application must be filed and finalized/recorded between the proposed project and APNs 236-390-52, -51 and -11, as shown on the Tentative Map.
- g.** Permitted animals/pets shall be allowed in conformance with those identified in the Escondido Zoning Code for R-4 zoned properties, unless more restrictive standards are applied by the property owner and included in the project CC&Rs.
- h.** Balconies and patios shall be kept in a neat and orderly manner. Items shall not be hung over, across or on balconies or patios (such as towels, clothing, etc.).
- i.** The project shall be managed by a professional management company. A self-managed HOA shall not be allowed. This shall be reflected in the project CC&Rs.
- j.** Shelves or overhead racks shall be incorporated into the garages to provide a minimum of 80 cubic feet of storage space. The racks/shelves shall be located not to interfere with the parking of vehicles in the garages. Water heaters, trash storage areas and other features shall be located so not to interfere with the minimum dimensions of the garages (19.5' wide x 20' deep) for vehicle parking.
- k.** Washer/Dryer hook ups shall be provided within each unit

BUILDING

1. Approval and subsequent development are subject to all conditions and requirements of the California Building Code and Building Division.

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. The developer shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and drainage facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading plans and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the virtual plan review portal as a single package containing all items on the Engineering Plan Review Checklist. Landscaping Plans shall be prepared by a Landscape Architect and shall also be submitted through the virtual plan review portal with the second final engineering resubmittal.
4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Grading and Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
5. All final engineering plans for the construction of all required off-site and on-site improvements and grading shall be approved and surety bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to approval and recording of the Final Map and approval of the Grading Plan for this Subdivision.
6. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:

- a) All conditions of the Tentative Subdivision Map have been fulfilled, or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
7. If site conditions change adjacent to the proposed development prior to completion of the project, the Developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
 8. Project shall be constructed in a manner that does not damage existing public improvements. Any damage shall be corrected by the Developer to the satisfaction of the City Engineer.
 9. The Developer's engineer shall submit to the Planning Department three copies of the Tentative Map as presented and approved by the Planning Commission together with any changes contained in the adopted final conditions of approval. The Tentative Map will be certified by the Planning Department verifying that they are an accurate reproduction of the approved and conditioned Tentative Map and must be included with the first Final Engineering submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street and drainage improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer prior to the first occupancy. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct frontage street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, full width paving and base on the following streets adjoining the project boundary:

STREET

CLASSIFICATION

S. Escondido Blvd.

Local Collector – 42' curb to curb

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. Prior to the first occupancy, the developer shall complete the missing section of paved walkway along S. Escondido Blvd. beginning at the north end of the project's required concrete frontage improvements to the existing concrete curb & gutter, and sidewalk approximately 600' to the north. The walkway shall be constructed with 6" AC berm placed a minimum of 2' behind the shoulder edge striping with a minimum 4' wide asphalt concrete walkway paved behind the berm.
4. The project's northerly entrance shall be limited to right turns in and right turns out, with signage prohibiting left turns out. To accommodate left turns into the project's main southerly

entrance, a 40-foot long south bound left-turn pocket with a minimum 60' transition shall be designed and constructed per current City, Caltrans, and MUTCD Standards.

5. Both entrances to this project shall be improved with alley-type driveways in accordance with Escondido Standard Drawing No. G-5-E with a minimum throat width of 24 feet.
6. The developer's engineer shall prepare and submit for approval by the City a complete signing and striping plan for all improved roadways and transition areas beyond. The developer's contractor shall complete all necessary removal of existing striping and signage and shall install all new signing and striping per the approved plans and as directed by the Field Engineer. The signing and striping plan shall be submitted together with the first submittal of the Improvement and Grading Plan sets.
7. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping shall be provided as needed for adequate sight distance and subject to the approval of the City Engineer.
8. City standard LED Street Lights shall be installed along Escondido Boulevard at project's two entrances.
9. All on-site roadways, alleyways, and parking areas shall be private. Typical sections, alignments, curb return, and design details shall be to the satisfaction of the City Engineer, Community Development Director, and City Fire Marshal. The private roadway improvements shall include, but not be limited to, the construction of concrete curb and gutter, sidewalks (one side only), street lighting, paving and base.
10. The entrances to the private alleyways off the private roadways serving garages for the units within Project shall be designed and constructed with 15' minimum radius curb returns, concrete cross gutters, and pedestrian ramps (on side of the private roadways with sidewalk).
11. The address of each dwelling unit shall either be painted on the curb or posted in such a manner that the address is clearly visible from the private roadways. The address shall be placed in a manner and location approved by the City Engineer, Community Development Director, and Fire Marshal.
12. Street lighting shall be required on all on-site private streets. It shall be the responsibility of the Home Owner's Association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&Rs.
13. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer and the City Building Official.
14. An Encroachment Permit shall be obtained from the Engineering Department for all work within the public right-of-way. Contact the Engineering Field Office at 760-839-4664 to arrange for the Encroachment Permit and inspections, and note on the plans.
15. The developer will be required to provide a detailed traffic control plan for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to the issuance of an Encroachment Permit for construction within the City of Escondido's public right-of-way.

GRADING and RETAINING WALLS

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete over 6" of aggregate base or 7" Portland concrete cement over 6" base.
4. Cut slope setbacks shall be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
5. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
6. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.
7. All existing foundations and structures, other than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
8. The developer will be required to obtain permission from adjoining property owners for any off-site grading necessary to construct the project and/or the required improvements.
9. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
10. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
11. Prior to approval of the grading plan, the developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
12. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in their report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by the Regional or City Standard Drawings. The cost of any independent third-party review deemed necessary by the City Engineer shall be reimbursed by the developer. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Department plan review and permit process.

13. All retaining walls and screen walls, stairs and raised landings shall be constructed completely within the Project property and shall not encroach into the public R/W.
14. The foundations and anchoring for all safety fencing and screen walls along the top of or integral to the proposed retaining walls shall be shown on and designed with the retaining wall structural plan sheets.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards. The Drainage Study shall include hydrology and hydraulic analysis to connect the existing 24-inch corrugated metal storm drain pipe (that crosses S. Escondido Blvd. near the north end of the Subdivision) to the proposed minimum 24-inch diameter offsite public storm drain.
2. The developer shall design and construct a minimum 24" diameter offsite public storm drain in S. Escondido Blvd. from the project to the existing 84" RCP storm drain culvert north of the project (approximately 700' in length). Clean outs and junction structures as needed to intercept the existing storm drain culverts under Escondido Blvd. shall be constructed. Final sizing of this offsite storm drain shall be based on the required drainage study to the satisfaction of the City Engineer.
3. All on-site storm drains are private. The responsibility for maintenance of these storm drains shall be that of the Home Owner's Association. Provisions stating this shall be included in the CC&Rs.
4. All post-construction BMP's facilities constructed with this project (including those within the public right-of-way) are private. The responsibility for maintenance of these storm drains shall be that of the Home Owner's Association.
5. The project shall limit 100-year drainage flows to their pre-project rates. Details and calculations for the detention basins shall be submitted and approved as part of the grading plan check.
6. A Final Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
7. Post-construction BMPs for treatment of the required S. Escondido Blvd. frontage improvements shall be designed in compliance with the City's latest adopted Storm Water Design Manual and included in the SWQMP and shown on the Improvement Plan.
8. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. Downspouts from buildings shall be directed to

landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground.

9. Trash enclosures shall be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.
10. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

WATER SUPPLY

1. Onsite public water mains shall be as shown on the tentative map. The developer shall design and construct a looped 8-inch public water main through proposed Alleys A, F and G, connecting to the existing 12" water main in South Escondido Boulevard. The 8-inch water main shall be in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
2. The developer shall design and construct an 8-inch water stub-out to the property line at the north end of proposed Alley F to provide for future water looping to the adjacent mobile home park property (APN 772-363-97).
3. The developer shall design and construct water service stub-outs as a part of this project to serve APNs 236-390-28 and 236-390-49 in the future. These water services shall connect to the proposed 8-inch looped water main located in proposed Alley F.
4. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Fire hydrants shall be public and connect to a minimum 8-inch water main.
5. A private fire suppression sprinkler system for each building shall be designed and constructed to the satisfaction of the Fire Marshal.
6. A minimum 2-inch water service, 2-inch water meter, and backflow prevention device shall be provided for each building per the City of Escondido Design Standards and Standard Drawings. Water meters and backflow devices shall not be installed within any driveway apron or private drive areas. Backflow prevention assemblies are private and shall be located on private property. Backflows shall be located directly behind the public meter.
7. No trees or deep-rooted plants shall be planted within 10-feet of any water main.
8. There shall be no permanent structures located within the City's public utility easement.
9. All abandoned water services shall be plugged at the main per City of Escondido Design Standards.
10. All abandoned fire hydrant services shall have the hydrant removed and delivered to the City Public Works yard, valve removed at the main, and tee blind flanged to the satisfaction of the field inspector.

11. All existing water and/or fire hydrant services, cut or damaged during construction, shall be replaced from the main to the meter/hydrant per City of Escondido Standards and Standard Drawing W-1-E, W-2-E and/or W-3-E.

SEWER

1. Onsite public sewer main locations shall be as shown on the tentative map. Developer shall connect the onsite public sewer mains to the existing 10-inch sewer main in South Escondido Boulevard west of Alley 'A' with a 5' diameter manhole per City Standard Drawings. Public sewer mains shall be minimum 8-inch diameter PVC pipe in accordance with the City of Escondido Design Standards and Standard Drawings.
2. Sewer mains within Alleys B, C, D and E shall be private. Private mains shall be minimum 6-inch diameter PVC and shall conform to the Uniform Plumbing Code requirements. Private mains shall connect to public sewer mains at a 5' diameter manhole per City Standard Drawing S-1-E.
3. A 4-inch minimum PVC sewer lateral shall be provided to each unit in accordance with the City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code. Sewer laterals are private and clean-outs shall be located outside of public utility easements.
4. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall maintain a 5-foot horizontally separation from any water main or service lateral.
5. Developer shall provide two 4-inch sewer laterals to the westerly subdivision boundary of Alley 'G' to serve APN's 236-390-28 and 236-390-49.
6. All sewer laterals and the private sewer mains in Alleys B, C, D, E will be considered a private sewer system up their connection to the public sewer manhole or main. The Home Owners' Association will be responsible for all maintenance, repair, and replacement of these private sewer mains and all sewer laterals. Provisions stating this shall be included in the project CC&Rs.
7. All abandoned sewer laterals shall be capped at the right-of-way or property line.

LANDSCAPE

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees in effect at the time of the submittal.
2. Permanent landscaping shall be installed on the project frontage along S. Escondido Blvd. This frontage and all onsite landscaping, including storm water treatment BMPs, shall be maintained by Home Owners Association. Provisions stating this shall be included in the CC&Rs.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

STREET	CLASSIFICATION
S. Escondido Blvd.	Local Collector

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
3. Necessary public utility easements, including for water and sewer, shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased in width accordingly.
4. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the Grading Plan. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Grading Plan. Building permits will not be issued for buildings in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer shall be required to pay all development fees of the City in effect at the time, and in such amounts as may prevail when building permits are issued.
3. The project has consented to annex into the Citywide Services CFD to offset the ongoing costs to provide municipal services. This Citywide Services CFD annexation shall occur prior to Final Map recordation.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.

2. The developer shall make provisions in the CC&Rs for maintenance by the Home Owners' Association of all private roadways, alleys, parking areas, private utilities, sewer laterals, drainage and storm water facilities, private street lighting, post-construction BMPs located in the right-of-way, and any common open spaces and landscaping. These provisions must be approved by the Engineering and Planning Departments prior to approval of the Final Map.
3. The CC&Rs shall make provisions for the Home Owners' Association maintenance of the Project's frontage landscaping, irrigation, fencing, retaining walls along all project frontages along S. Escondido Blvd.
4. The CC&Rs must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
5. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.
6. The CC&Rs must state that (if stamped concrete or pavers are used in private streets) the Home Owners' Association is responsible for replacing any stamped concrete or pavers in-kind if the City has to trench the street for repair or replacement of a public utility.

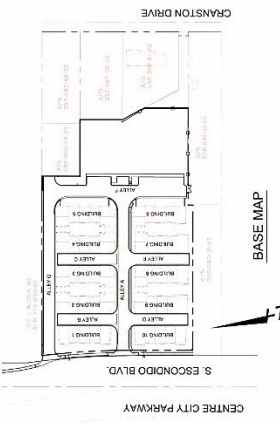
UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

EXHIBIT "D" PROJECT PLANS SUB 20-0006

TENTATIVE SUBDIVISION MAP SUB 20-0006

FOR CONDOMINIUM PURPOSES
CITY OF ESCONDIDO, CALIFORNIA



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF MAP 20-0004, BLOCK 20, MAP 20-0004, COUNTY, STATE OF CALIFORNIA, SHOW BEARING AS SOUTH 77°54'30" EAST.

BENCHMARK
ELEVATION FOR THIS SURVEY ARE OBTAINED FROM CITY OF ESCONDIDO BENCHMARK NO. 203 (3255) AND SQUARE 600 (3250) AT THE CORNER OF MARINE STRUCTURE S.E. CORNER OF MAP 1929 ELEVATION = 818.00

TOPOGRAPHIC SOURCE
THE TOPOGRAPHIC DATA FOR THIS PROJECT WAS OBTAINED FROM THE CITY OF ESCONDIDO PHOTOGRAMMETRIC SURVEY (7/20/2019). ALL DATA IS SQUARE 600 (3250) AT THE CORNER OF MARINE STRUCTURE S.E. CORNER OF MAP 1929 ELEVATION = 818.00

ASSESSOR PARCEL NUMBERS
234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

FEMA FLOOD ZONE
THE TOPOGRAPHIC DATA FOR THIS PROJECT WAS OBTAINED FROM THE CITY OF ESCONDIDO PHOTOGRAMMETRIC SURVEY (7/20/2019). ALL DATA IS SQUARE 600 (3250) AT THE CORNER OF MARINE STRUCTURE S.E. CORNER OF MAP 1929 ELEVATION = 818.00

EXISTING SITE INFORMATION
EXISTING AND PROPOSED ZONING: SPECIFIC PLAN
PLANNING AREA: SOUTH SAN JUAN WIND SURF BOARD

DEVELOPMENT STANDARDS
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM LOT WIDTH: 40'-0" MINIMUM
MINIMUM FRONT SETBACK: 10'-0" MINIMUM
MINIMUM SIDE SETBACK: 10'-0" MINIMUM
MINIMUM REAR SETBACK: 10'-0" MINIMUM
MINIMUM FRONT YARD SETBACK: 10'-0" MINIMUM
MINIMUM REAR YARD SETBACK: 10'-0" MINIMUM
MINIMUM SIDE YARD SETBACK: 10'-0" MINIMUM

SITE ADDRESSES
234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

CIVIL ENGINEER
X CONSULTING & ENGINEERING, INC.
1730 CORN VALLEY DRIVE, SUITE 200
SAN JUAN, CA 92077
TEL: 949-261-4421

GEOTECHNICAL ENGINEER
1730 CORN VALLEY DRIVE, SUITE 200
SAN JUAN, CA 92077
TEL: 949-261-4421

DEVELOPER
1730 CORN VALLEY DRIVE, SUITE 200
SAN JUAN, CA 92077
TEL: 949-261-4421

CONTRACTOR
CONTACT: CREC GROUP
1730 CORN VALLEY DRIVE, SUITE 200
SAN JUAN, CA 92077
TEL: 949-261-4421

BUILDING AND LOT TABLE

BUILDING #	SQ. FT.	LOT #
1	3,000	1
2	3,000	2
3	3,000	3
4	4,000	4
5	5,000	5
6	6,000	6
7	7,000	7
8	8,000	8
9	9,000	9
TOTAL UNITS	1000+ UNITS	62

ESTIMATED GRADING QUANTITIES

ITEM	CUT (CY)	FILL (CY)
ROAD	7,400	1,200
PAVEMENT	24,000	24,000
BUILDING (EST)	1,572	30,700
TOTALS	28,972	56,900

* TO BE CONTAINED IN SECTIONAL MAPS OF GRADING PLANS.

PROPERTY OWNERSHIP
OWNER: MARSHALL JOSEPH BULLF
APN: 234-300-03-00
OWNER: DAVID SMITH & JOANNE SMITH
APN: 234-300-04-00
OWNER: TED FRANK & JENNIFER A/B
APN: 234-300-05-00
OWNER: TED FRANK & JENNIFER A/B AND MARSHIELLO
APN: 234-300-06-00
OWNER: TED FRANK & JENNIFER A/B AND MARSHIELLO
APN: 234-300-07-00
OWNER: TED FRANK & JENNIFER A/B AND MARSHIELLO
APN: 234-300-08-00
OWNER: TED FRANK & JENNIFER A/B AND MARSHIELLO
APN: 234-300-09-00

UTILITY PURVEYORS
GAS & ELECTRIC
300 W. 11th ST.
CITY OF ESCONDIDO
761-839-4850
CITY OF ESCONDIDO
761-839-4850
CITY OF ESCONDIDO
761-839-4850
CITY OF ESCONDIDO
761-839-4850

OWNERS CERTIFICATE
WE HEREBY CERTIFY THAT WE, THE SEVERAL OWNERS OF THE PROPERTIES SHOWN ON THE TENTATIVE SUBDIVISION MAP, HAVE THE FULL AND COMPLETE POWER AND AUTHORITY TO EXECUTE THIS TENTATIVE SUBDIVISION MAP, AND TO CONVEY THE SAME TO THE CITY OF ESCONDIDO, CALIFORNIA, FOR RECORD.

MARSHALL JOSEPH BULLF
DAVID SMITH
JENNIFER A/B
TED FRANK

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

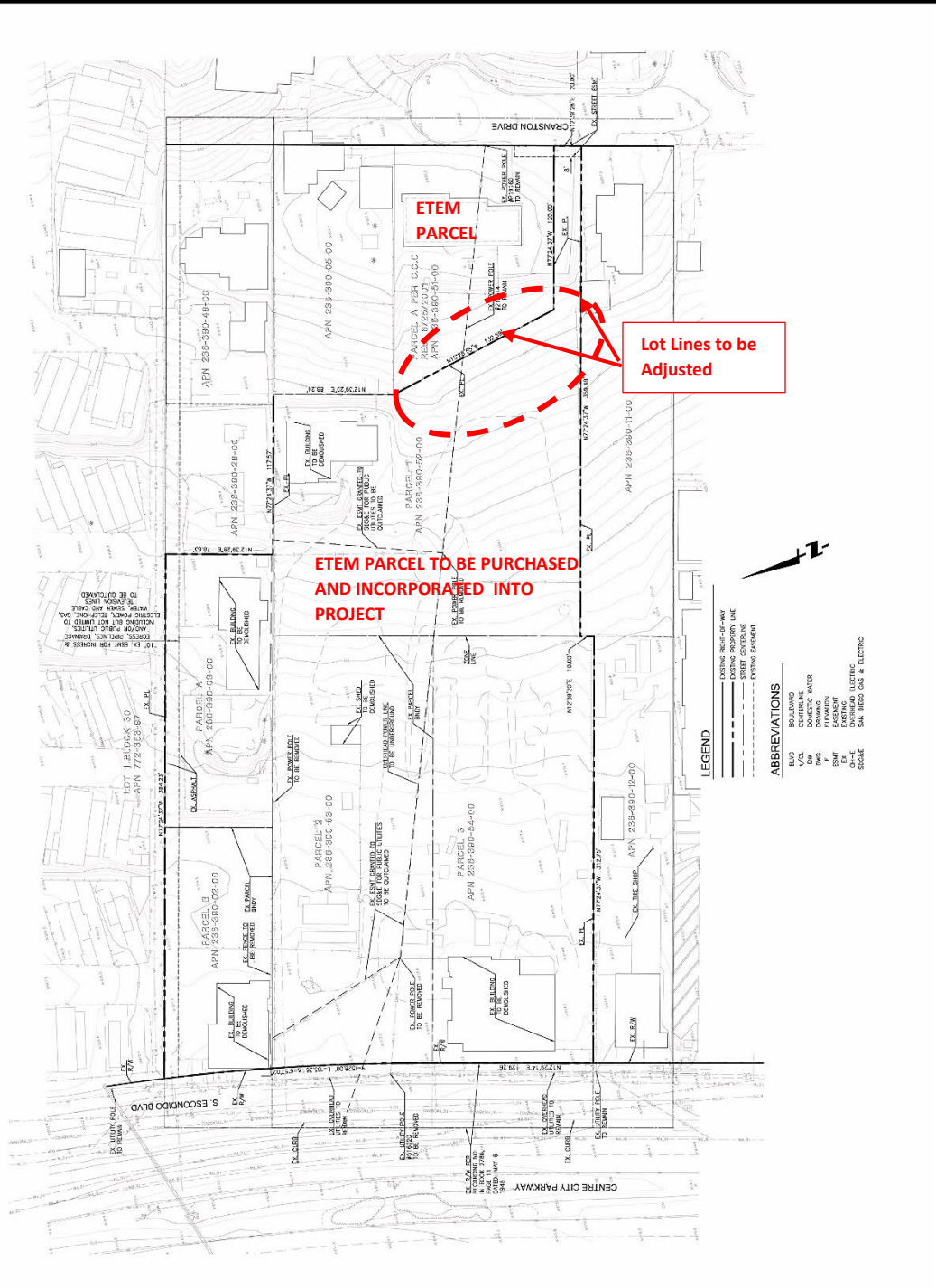
234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

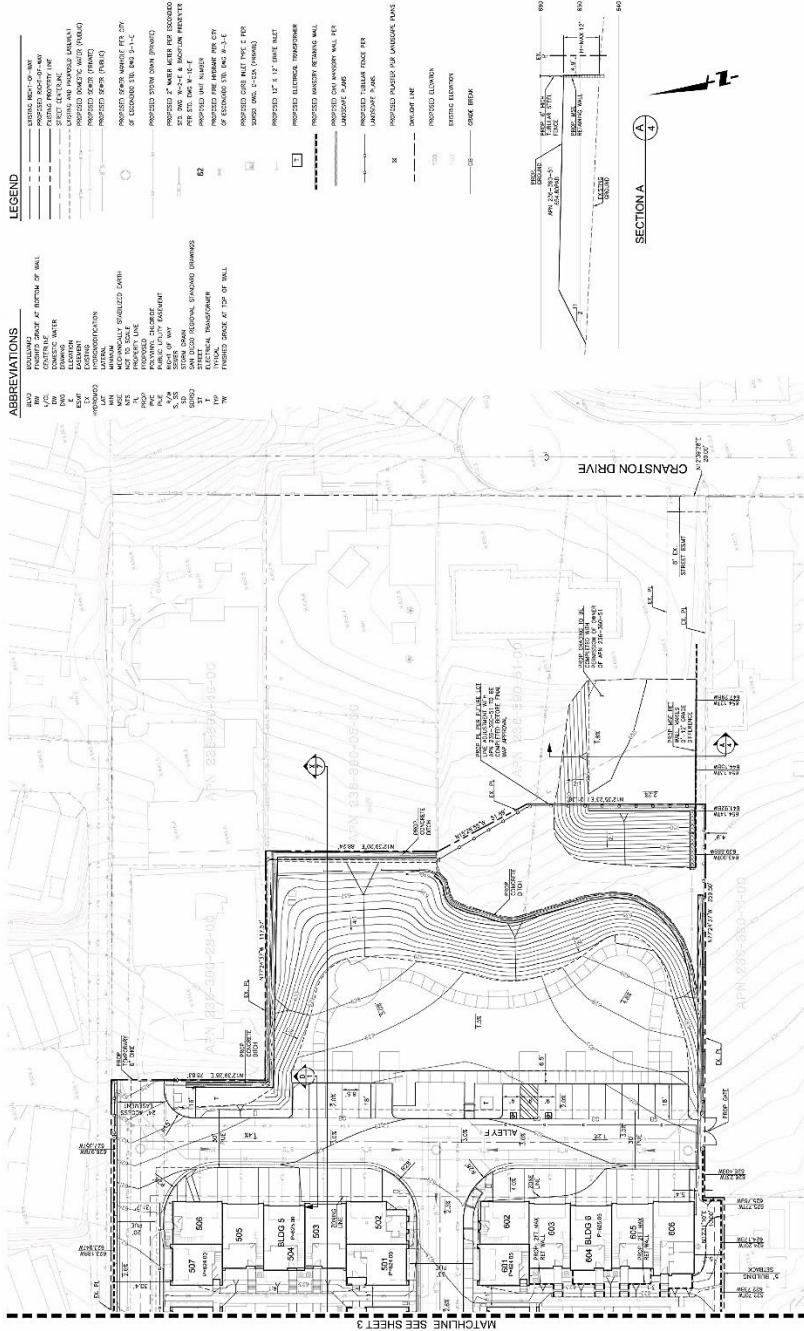
234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

234-300-03-00
234-300-04-00
234-300-05-00
234-300-06-00
234-300-07-00
234-300-08-00
234-300-09-00

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
TENTATIVE SUBDIVISION MAP - TITLE SHEET**



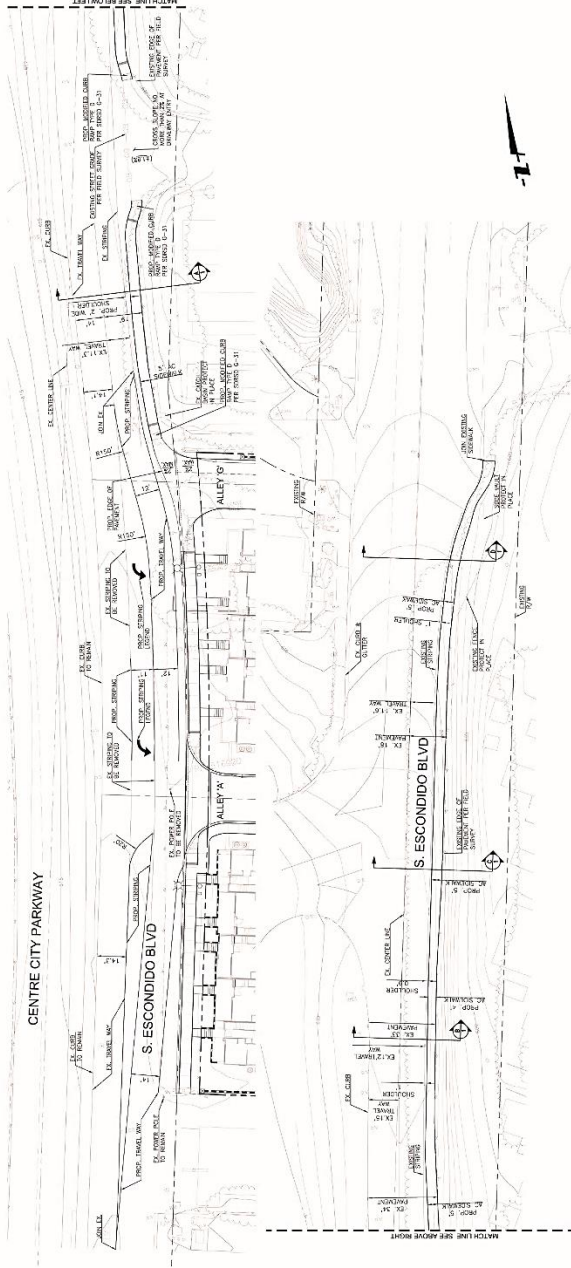
PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
EXISTING CONDITION MAP



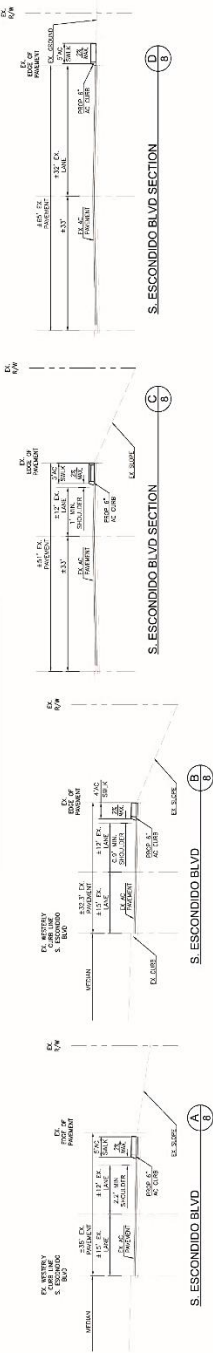
**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
TENTATIVE SUBDIVISION MAP**

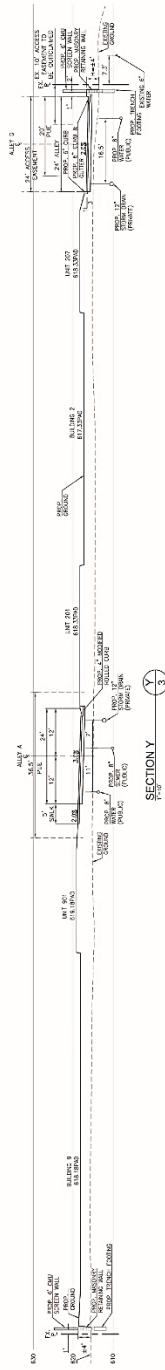
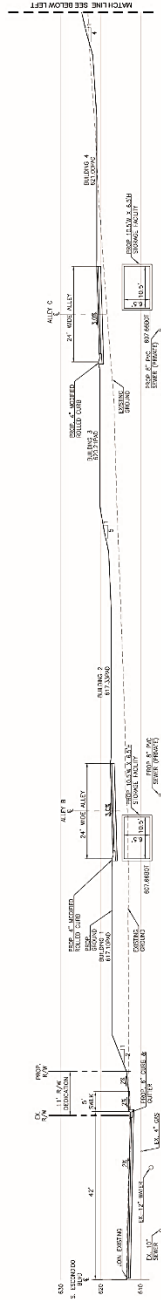
**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
AC SIDEWALK IMPROVEMENTS**

STRINGING NOTE:
ALL STRINGING AND DIMENSIONS GIVEN WILL BE APPROXIMATE IN FEET.
DIMENSIONS SHOWN



PROPOSED AC SIDEWALK AT ESCONDIDO BLVD





**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
DETAILS AND SECTIONS**

SITE INFORMATION
 Address: Escondido Boulevard
 Escondido, CA 92025
 APN: 236-390-02-00, 236-390-03-00, 236-390-02-00, 236-390-03-00, 236-390-02-00, 236-390-03-00

OPEN SPACE REQUIREMENTS PER CENTER CITY SPECIFIC PLAN

Total Dwelling Units: 62
 Active Common Open Space Req'd: 75% of 18,600 SF = 13,950 SF

PROVIDED

Southern Entry District

- Active Common Open Space: #14,600 SF
- Private Open Space: #5,260 SF
- Private Deck: #448 SF
- Total Open Space: #20,308 SF = 31 SF/DU

*Section 6.3.12.3 Residential Amenities in Multi-Family Residential and Residential Portions of Mixed-Use Developments: "The minimum required open space for multi-family residential developments shall be provided per residential unit - 0.10 residential units - 50% minimum required open space must be common space. If more residential units - 75% minimum required open space must be common space. A majority of the required 'common' open space must be usable, or designated for active recreation or other social activities. Note: A balcony must have a dimension of at least 5 feet in depth to count towards meeting the private open space requirement."

R-1 Zone

- Active Common Open Space: #15,297 SF
- Shared Open Space: #15,405 SF
- Total Open Space: #30,702 SF = 486 SF/DU

Total Open Space

S. Entry District + R-1 Zone: #51,511 SF = 830 SF/DU



**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
 OPEN SPACE SITE PLAN**

SITE INFORMATION

Address: 2200 S. Escondido Boulevard
 APN: 236-390-02-00 / 236-390-03-00 / 236-390-05-00 / 236-390-03-00 / 236-390-03-00 / 236-390-04-00
 Centre City Specific Plan Area (Southern Entry District)
 Gross Land Acreage: 3.47 Gross AC (including 0.3 Net AC (post dedication))
 City Entry District: 1.08 Gross AC
 R-1 Zone: 1.08 Gross AC
 Density: 28.96 DU/Net AC

Construction Type: Type V-B

UNIT SUMMARY (GROSS SF)

P1	22'-2" x 24'-4"	1,216 SF	x	8 DU	=	9,744 SF
P2	28'-0" x 28'-0"	1,584 SF	x	4 DU	=	6,336 SF
P3	34'-0" x 23'-0"	1,562 SF	x	4 DU	=	6,248 SF
P4	34'-0" x 23'-0"	1,512 SF	x	4 DU	=	6,048 SF
P5	38'-0" x 28'-0"	1,735 SF	x	30 DU	=	52,050 SF
P6	21'-2" x 47'-0"	1,947 SF	x	82 DU	=	159,654 SF
(NET SF)						
P1			x	8 DU	=	8,592 SF
P2			x	4 DU	=	5,616 SF
P3			x	4 DU	=	5,664 SF
P4			x	4 DU	=	5,692 SF
P5			x	30 DU	=	49,110 SF
P6			x	80 DU	=	92,814 SF

BUILDING SF	GROSS SF	NET SF
P1 (8-Phx)	9,744 SF	8,592 SF
P2 (4-Phx)	6,336 SF	5,616 SF
P3 (4-Phx)	6,248 SF	5,664 SF
P4 (4-Phx)	6,048 SF	5,692 SF
P5 (30-Phx)	52,050 SF	49,110 SF
P6 (82-Phx)	159,654 SF	153,314 SF

Parking

Required	124 (2 spaces/DU)
Garage	15.50 (0.25 spaces/DU)
Bike	15.50 (0.25 spaces/DU)

Garage:

Provided	124 (2 spaces/DU)
14 + 2 ADA (0.26 spaces/DU)	14 (0.26 spaces/DU)
Guest	14 + 2 ADA (0.26 spaces/DU)
Total Parking	138 (2.53 spaces/DU)

Bike Parking:

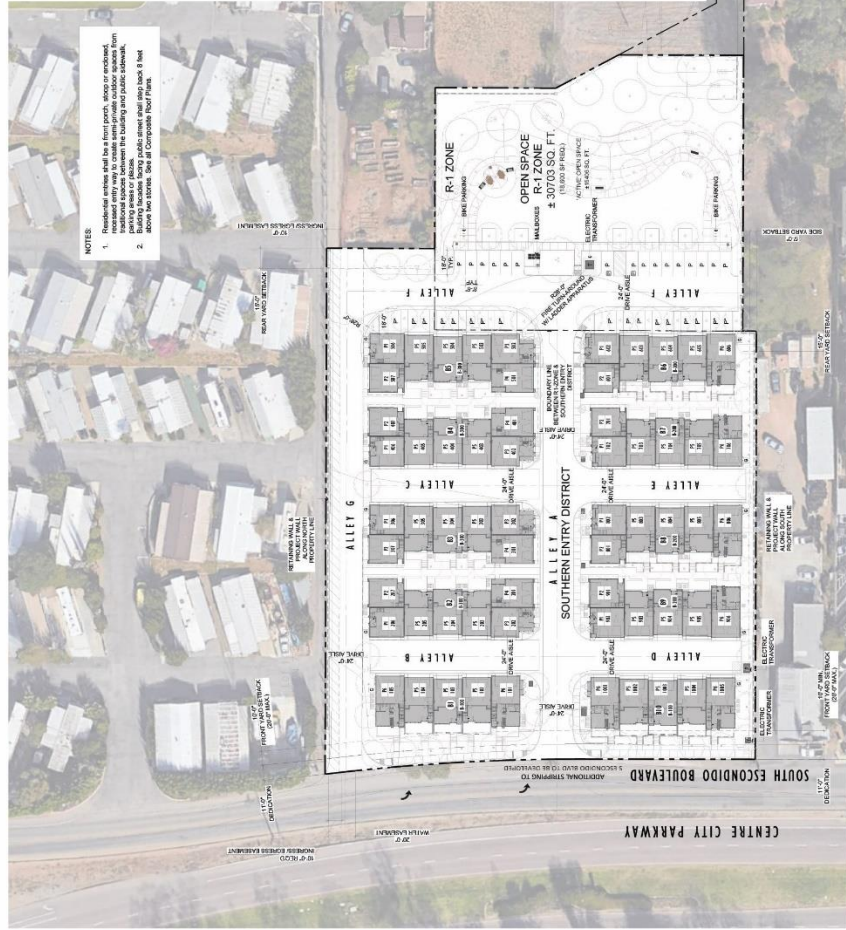
Provided	16 (0.26 spaces/DU)
----------	---------------------

Open Space Requirement

75% of 18,600 SF = active common open space = 13,950 SF

Provided:











'Active' Common	14,860 SF	Private Deck	Total Open Space
Southern Entry District	+ 45,265 SF	+ 4688 SF	= 420,608 SF
R-1 Zone:	'Active' / Usable Open Space	15,297 SF	Total Open Space
Total:			= 451,511 SF
			= 451,511 SF

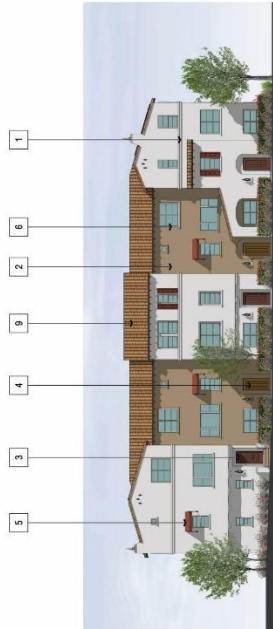


PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
SITE PLAN

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
COLOR AND MATERIAL BOARD**





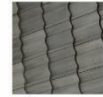





COLOR SCHEME 1

<p>Body Color 1 SW 7008 Extra White</p>  <p>1.</p>	<p>Body Color 2 SW 7552 Arden Tan</p>  <p>2.</p>	<p>Entry 1 SW 6277 Saltwater</p>  <p>3.</p>	<p>Window Frames White</p>  <p>6.</p>	<p>S-Tile Roofing Luxe Roofing Multi-Color Garage Blend</p>  <p>9.</p>
<p>Entry 2 SW 2837 Arden Brown</p>  <p>4.</p>	<p>Awning Luxe Roofing Mustang</p>  <p>5.</p>	<p>Window Frames White</p>  <p>6.</p>	<p>Rolling SW 6268 Triven Black</p>  <p>8.</p>	<p>Face/Trim/Garage SW 6008 Sierra Precast</p>  <p>7.</p>



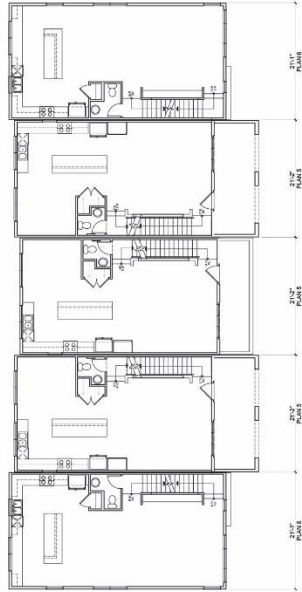
B-200 - 6-PLEX

COLOR SCHEME 2

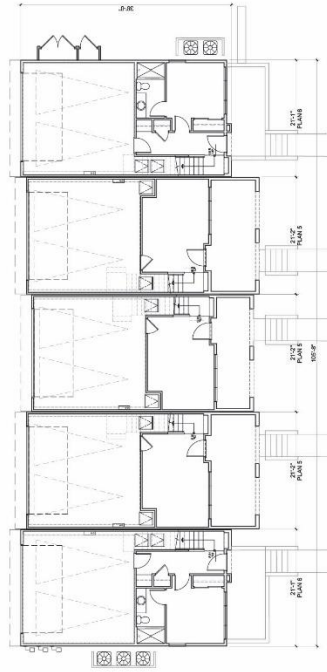
<p>Body Color 1 SW 6272 Precast Greige</p>  <p>1.</p>	<p>Body Color 2 SW 6253 Seaside White</p>  <p>2.</p>	<p>Entry 1 SW 6264 Naval</p>  <p>3.</p>	<p>Window Frames White</p>  <p>6.</p>	<p>S-Tile Roofing Luxe Roofing Multi-Color Garage</p>  <p>9.</p>
<p>Entry 2 SW 7202 Mustang Red</p>  <p>4.</p>	<p>Awning Luxe Roofing Mustang Red</p>  <p>5.</p>	<p>Window Frames White</p>  <p>6.</p>	<p>Rolling SW 6268 Triven Black</p>  <p>8.</p>	<p>Face/Trim/Garage SW 6008 Sierra Precast</p>  <p>7.</p>



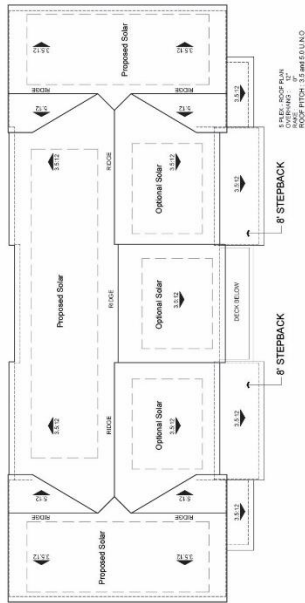
B-200 - 6-PLEX



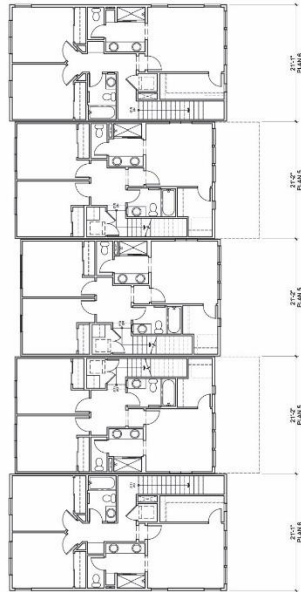
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-100 5-PLEX COMPOSITE PLANS**

PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-100 5-PLEX BUILDING ELEVATIONS

MATERIAL LEGEND

1	CONCRETE 8" TILE ROOFING
2	STUCCO
3	STUCCO TRIM SILL TRIM
4	WINE WINDOWS
5	FIBERGLASS ENTRY DOOR
6	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
7	GALE-END FAN/VENT RECESS
8	METAL IMAGING
9	METAL SECTIONAL GARAGE DOOR
10	SCALLOPED ARCH
11	FABRIC AWNING
12	DECORATIVE SHUTTERS
13	STUCCO OF FOAM CORBELS
14	EXPOSED TRUSS TAILS
15	WOODEN TRELLIS
16	FINAL
17	SCULPTED HOOD WITH CORBELS

NOTE: ELEVATIONS SHOW COLOR SCHEME 1





FRONT PERSPECTIVE OF BUILDING 10 B-100 5-PLEX WITH COLOR SCHEME 1

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-100 5-PLEX PERSPECTIVE**

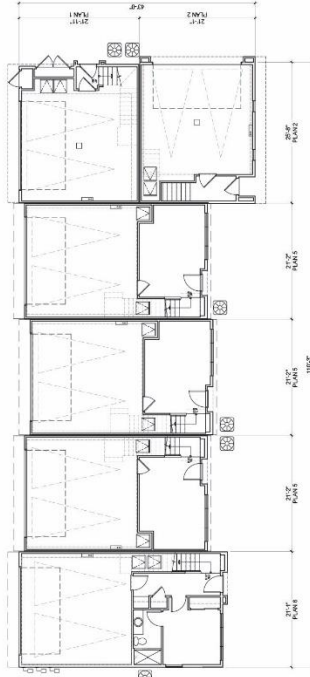


REAR PERSPECTIVE OF BUILDING 10 B-100 5-PLEX WITH COLOR SCHEME 1

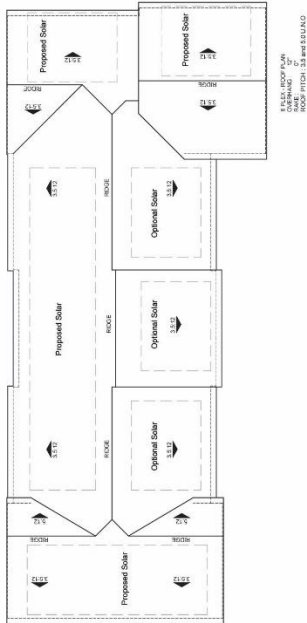
PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-100 5-PLEX PERSPECTIVE



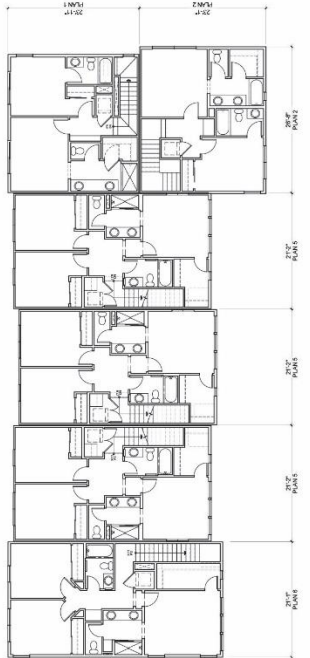
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-200 6-PLEX COMPOSITE PLANS**

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-200 6-PLEX BUILDING ELEVATIONS**

MATERIAL LEGEND

1	CONCRETE 5" TILE ROOFING
2	STUCCO
3	STUCCO TRIM/SILL TRIM
4	VINYL WINDOWS
5	FIBERGLASS ENTRY DOOR
6	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
7	GABLE-END FAUX VENT RECESS
8	METAL RAILING
9	METAL SECTIONAL GARAGE DOOR
10	SCALLOPED ARCH
11	FABRIC AWNING
12	DECORATIVE SHUTTERS
13	STUCCO OF FOAM CORBELLS
14	EXPOSED TRUSS TAILS
15	WOODEN TRELLIS
16	FINAL
17	SCULPTED HOOD WITH CORBELLS

NOTE: ELEVATIONS SHOW COLOR SCHEME 2



4 - SIDE ELEVATION - SOUTHERN PROPERTY



2 - SIDE ELEVATION - "ALLEY A"



3 - REAR ELEVATION



1 - FRONT ELEVATION





FRONT PERSPECTIVE OF BUILDING 7 - B-200 6-PLEX WITH COLOR SCHEME 1

PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-200 6-PLEX PERSPECTIVE

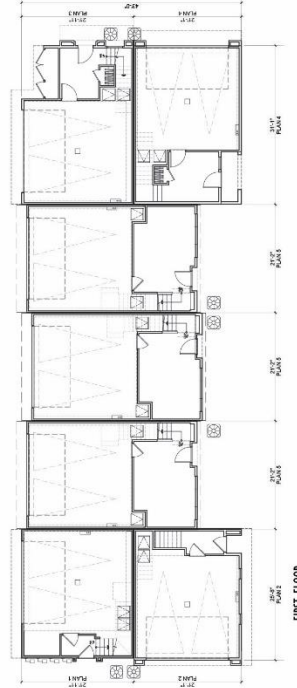


REAR PERSPECTIVE OF BUILDING 7 B-200 6-PLEX WITH COLOR SCHEME 1

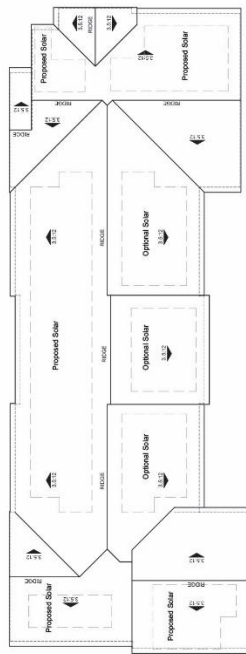
PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-200 6-PLEX PERSPECTIVE



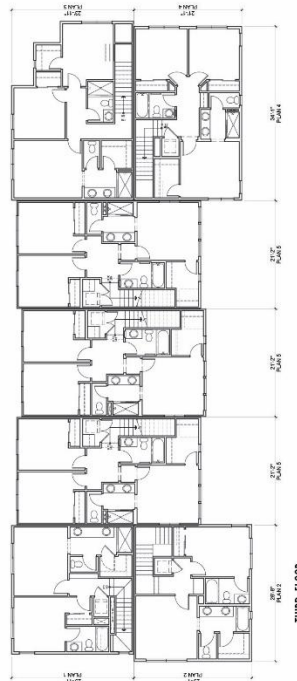
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-300 7-PLEX COMPOSITE PLANS**

MATERIAL LEGEND

1	CONCRETE 1/2" TILE ROOFING
2	STUCCO
3	STUCCO TRIM BELL TRIM
4	VINYL WINDOWS
5	PIERGLASS ENTRY DOOR
6	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
7	SHIELD END TRAVEL VENT RECESS
8	METAL IMILING
9	METAL SECTIONAL GARAGE DOOR
10	SCALLOPED ARCH
11	FABRIC AWNING
12	DECORATIVE SHUTTERS
13	STUCCO D FOAM CORBELS
14	EXPOSED TRUSS TAILS
15	WOODEN TRILLS
16	TRIMAL
17	SCULPTED HOOD WITH CORBELS

NOTE: ELEVATIONS SHOW COLOR SCHEME 1



4 - SIDE ELEVATION - "ALLEY G"



2 - SIDE ELEVATION - "ALLEY A"



3 - REAR ELEVATION



1 - FRONT ELEVATION



PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-300 7-PLEX BUILDING ELEVATIONS



FRONT PERSPECTIVE OF BUILDING 2 B-300 7-PLEX WITH COLOR SCHEME 1

PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-300 7-PLEX PERSPECTIVE



REAR PERSPECTIVE OF BUILDING 2 B-300 7-PLEX WITH COLOR SCHEME 1

PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
B-300 7-PLEX PERSPECTIVE



STREET SCENE - LOOKING NORTH ON "ALLEY A"

PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
STREET SCENE

PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
 PRELIMINARY LANDSCAPE PLAN



TREE LEGEND

SYMBOL	TREE SPECIES	QUANTITY
(Symbol)	WIDE LEAF TREE	1
(Symbol)	WIDE LEAF TREE	15
(Symbol)	WIDE LEAF TREE	12
(Symbol)	WIDE LEAF TREE	14
(Symbol)	WIDE LEAF TREE	22
(Symbol)	WIDE LEAF TREE	75
(Symbol)	WIDE LEAF TREE	18

SHRUB LEGEND

SYMBOL	SHRUB SPECIES	QUANTITY
(Symbol)	SHRUB SPECIES	1
(Symbol)	SHRUB SPECIES	15
(Symbol)	SHRUB SPECIES	12
(Symbol)	SHRUB SPECIES	14
(Symbol)	SHRUB SPECIES	22
(Symbol)	SHRUB SPECIES	75
(Symbol)	SHRUB SPECIES	18

PERCENTAGE OF LANDSCAPE AREA

LANDSCAPE ELEMENT	PERCENTAGE
Tree Area	21.5%
Shrub Area	18.2%
Planting Area	12.8%
Activity Area	9.5%
Seating Area	7.3%
Walkway Area	5.1%
Other Landscaping	27.6%

LEGEND

1	NEIGHBORHOOD HIGH WALLS
2	NATURAL CONCRETE CHECK WALL
3	ASPHALTIC CONCRETE DRIVEWAY
4	60" ISD MASONRY PERIMETER WALL
5	PLANTING AREA
6	PLANTING POCKET AT GARAGE
7	NATURAL CONCRETE WALK
8	SEATING BENCHES
9	GROUP SEATING AREA WITH TABLES & CHAIRS
10	OVERHEAD SHADY TRAILER
11	FEDESTAL BLDG (E TOTAL)
12	ACTIVITY LAWN AREA
13	6" ISD CONCRETE DRIVEWAY
14	NATURAL CONCRETE WALKWAY
15	CLUSTER WALL WITH LOCATION
16	NATURAL CONCRETE UNIT PATIO WITH LOW WEDGE SCREEN
17	NATURAL CONCRETE FACED WALK
18	ENTRY STAIR WITH 6" ISD MASONRY CHECK WALL AND HANDRAIL
19	8" ISD CONCRETE ON FINISHABLE FINISH
20	8" ISD CONCRETE PARK WALKWAY
21	CLUSTER WALL WITH LOCATION
22	6" ISD MASONRY WALL

PERCENTAGE OF LANDSCAPE AREA

LANDSCAPE ELEMENT	PERCENTAGE
Tree Area	21.5%
Shrub Area	18.2%
Planting Area	12.8%
Activity Area	9.5%
Seating Area	7.3%
Walkway Area	5.1%
Other Landscaping	27.6%



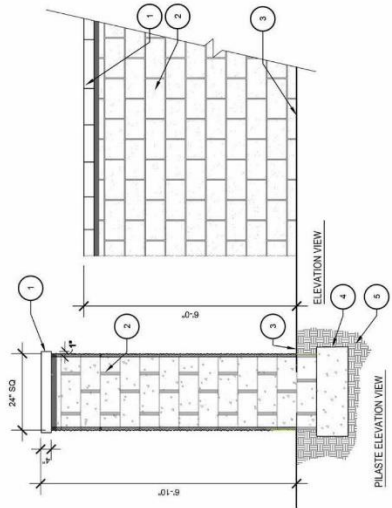
- LEGEND**
- 1 ASPHALTIC CONCRETE DRIVEWAY
 - 2 NATURAL CONCRETE WALKWAY
 - 3 PRIVATE NATURAL CONCRETE PATIO WITH TUBULAR STEEL RAIL
 - 4 ENTRY STAIR WITH SOLID MASONRY CHEEK WALL AND HANDRAIL
 - 5 ASPHALTIC CONCRETE ALLEY DRIVE
 - 6 PLANTING POCKET IN ALLEY
 - 7 ENTRY ACCENT TREE
 - 8 STREET TREE
 - 9 COLUMNAR SHRUBS
 - 10 VERTICAL SCREEN TREE
 - 11 SOLID MASONRY WALL WITH SOLID MASONRY PILLARS
 - 12 ENTRY MONUMENT SIGNAGE WALL
 - 13 AIR CONDITIONER SCREEN FENCE

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
STREET ENLARGEMENT**



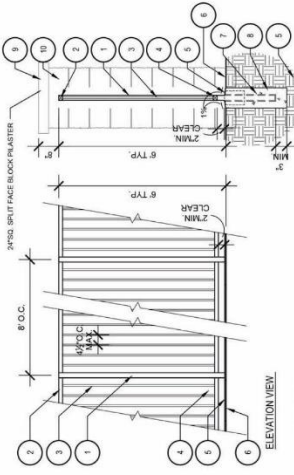
PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
 OPEN SPACE ENLARGEMENT

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
PRELIMINARY DETAILS**



- LEGEND**
1. PRECAST CONCRETE WALL CAP- REFER TO FINISH SCHEDULE
 2. 8X8X16 COLORED CMU BLOCK WALL & SPLIT FINISH SCHEDULE
 3. 8X8X16 COLORED CMU BLOCK WALL & SPLIT FINISH SCHEDULE
 4. CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEERING PLANS
 5. COMPACT SUBGRADE

NOTES:
 1. REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL CONNECTIONS, CALCULATIONS, FOOTING, AND REINFORCING INFORMATION.



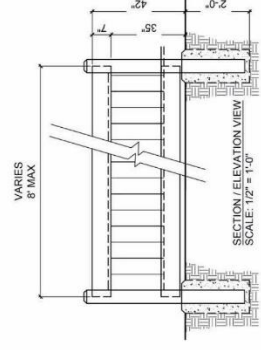
- LEGEND**
1. 7/8" SQ. TUBULAR STEEL POST
 2. 1/2" SQ. TUBULAR STEEL TOP RAIL
 3. 3/8" SQ. TUBULAR STEEL PICKETS @ 4 1/2" MAXIMUM O.C.
 4. 1/2" SQ. TUBULAR STEEL BOTTOM RAIL
 5. COMPACTED SUBGRADE
 6. FINISH GRADE
 7. SINK POST INTO FOOTING
 8. CONCRETE FOOTING
 9. 4" PRECISION CONCRETE BLOCK CAP
 10. SPLIT FACE CONCRETE BLOCK

NOTES:

- ALL WELDS TO BE CONTINUOUS
- ALL EXPOSED SURFACES SHALL BE GALVANNEED
- WOOD NAIL POINT FINISH AND TO FINISH SCHEDULE FOR COLOR
- AND OTHER HARDWARE TO BE NOT DIFIED GALVANNEED

6' HIGH SOLID CMU MASONRY WALL AND PILASTER

6' HIGH TUBULAR STEEL FENCE

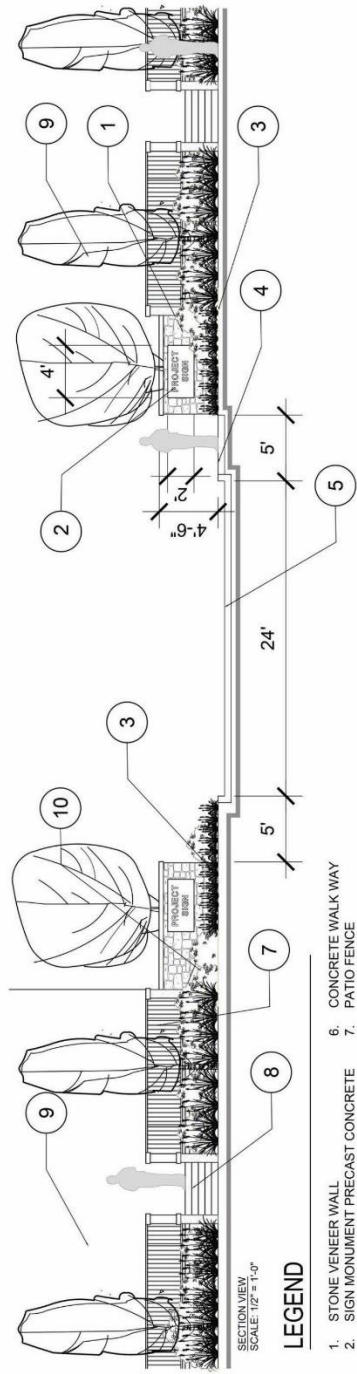


- LEGEND**
1. DOMED CAP
 2. 2X7 TOP & BOTTOM RAIL
 3. 6X6 VINYL POST
 4. 6" TONGUE & GROOVE
 5. FINISH GRADE
 6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS

AVAILABLE THROUGH FENCWORKS INC.
 1-800-350-5620

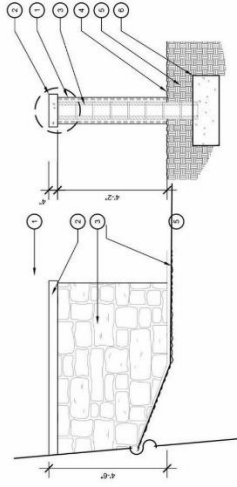
42" AC VINYL SCREEN FENCE

**PROPOSED PROJECT: SUB 20-0006, PHG 20-0034, and ENV 20-0005
PRELIMINARY DETAILS**



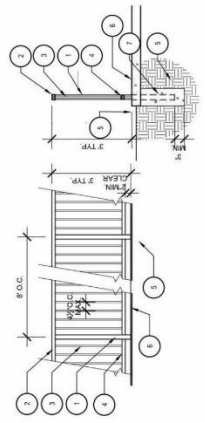
- SECTION VIEW**
SCALE: 1/2" = 1'-0"
- LEGEND**
- STONE VENEER WALL
 - SIGN MONUMENT PRECAST CONCRETE WITH BACK LITE SIGN LETTERS
 - FINISH GRADE, TYP.
 - ASPHALTIC CONCRETE DRIVE WAY
 - CONCRETE WALK WAY
 - PATIO FENCE
 - CONCRETE WALK WAY
 - LANDSCAPE AREA
 - BUILDING BEYOND
 - CONCRETE WALK WAY

ENTRY MONUMENT ELEVATION



- ELEVATION VIEW**
SCALE: 1/2" = 1'-0"
- SECTION VIEW**
SCALE: 1/2" = 1'-0"
- LEGEND**
- STONE VENEER
 - PRECAST CONCRETE CAP
 - 8"X8"X18" CAM BLOCK-GROUT FILL SOLID ALL VOIDS
 - FINISH GRADE, TYP.
 - CONCRETE FOOTING

4'-6" HIGH STONE CLAD SIGN WALL



- ELEVATION VIEW**
- SECTION VIEW**
- LEGEND**
- 1 1/2"X3" TUBULAR STEEL POST
 - 1 1/2" X 3" TUBULAR STEEL TOP RAIL
 - 1/2"X3" TUBULAR STEEL PICKETS @ 4'±
 - 1 1/2"X3" TUBULAR STEEL BOTTOM RAIL
 - COMPACTED SUBGRADE
 - FINISH SURFACE SINK POST INTO FOOTING
 - CONCRETE FOOTING
- NOTES:**
- ALL WALLS TO BE CONTIGUOUS
 - ALL EXPOSED SURFACES SHALL BE FINISHED TO MATCH ADJACENT FINISHES AND TO BE MAINTAINABLE FOR 10 YEARS
 - FINISH GRADE TO BE 1/2" BELOW FINISH SURFACE
 - PROVIDE FINISH GRADE TO BE 1/2" BELOW FINISH SURFACE

36" HIGH TUBULAR STEEL - PATIO ENCLOSURE FENCE



PLANNING COMMISSION

Agenda Item No.: H.1
Date: March 23, 2021

PROJECT NUMBER / NAME: Housing and Community Investment Study (“HCIS”)

REQUEST: Receive and file the informational report and status update

LOCATION: CityWide

APPLICANT: Community Development Department

APN / APNS: N/A

PRIMARY REPRESENTATIVE:
Mike Strong, Director of Community Development

GENERAL PLAN / ZONING: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: N/A

PROJECT PLANNER: Mike Strong, Director of Community Development

CEQA RECOMMENDATION: Approve the Categorical Exemption

STAFF RECOMMENDATION: Receive and file

REQUESTED ACTION: None

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

Mike Strong, Community Development Director
 Adam Finestone, City Planner

A. BACKGROUND:

The City of Escondido (“City”) was awarded grant funding to develop three different housing plans/studies: 1) a Housing Element Update, 2) a Sector Feasibility Study, and 3) a specific plan for the East Valley Target Area. These three housing studies and plans will be linked together, through a common work program theme, called the HCIS. The HCIS is a coordination of related studies intended to identify a comprehensive vision for maintaining, preserving, and developing housing to address Escondido’s quality of life needs. The HCIS includes the following components.

- **Housing Element Update.** The Housing Element portion of the General Plan identifies housing needs and establishes clear goals and objectives to inform future housing decisions, including how best to accommodate population growth.
- **Sector Feasibility Study.** The Sector Feasibility Study explores all the direct and indirect costs associated with new construction to better understand market conditions and patterns of housing and community development policy.
- **The East Valley Specific Plan.** The East Valley Specific Plan will be a comprehensive planning and zoning document to streamline housing opportunities for a defined geographic area of the City, located just east of the former, downtown hospital site.

Background Project material is provided on the City’s project website at <https://www.escondido.org/hcis.aspx>.

B. SUMMARY OF REQUEST:

Review and file the informational report and status update. At its March 23, 2021, meeting, the Planning Commission will receive a presentation and discuss the City's housing unit allocations for the 2021-2029 Housing Element planning period, statutory deadlines, and recommended next steps.

C. SUPPLEMENTAL DETAILS OF REQUEST:

The City Council will review and receive the same report and status update on March 24, 2021. At its March 24, 2021, City Council meeting, the City Council will be asked to direct that the draft documents be analyzed in an Environmental Impact Report (“EIR”) and authorize staff to submit the draft Housing Element and conceptual site inventory map to the Department of Housing and Community Development (“HCD”) for substantial compliance determination.

D. PROJECT ANALYSIS:

1) 2021-2029 Housing Element

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a Housing Element. The Housing Element is the only part of a local general plan that is subject to substantial oversight by the State of California. The State's interest in local housing elements has been justified by the fact that housing is enshrined in state law as a matter of statewide importance. Housing Element Law [Government Code sections 65580 - 65589.8], passed in its original form in 1969, requires that all cities and counties in California plan for their residential needs by including housing as an element of their comprehensive plans. The State has an investment in this because housing is a basic human need. When a Housing Element is revised, the update process provides a vehicle for establishing land use strategies reflective of changing needs, resources, and conditions. Element updates can also be used by the community to re-examine how housing programs or services are delivered to the community. The State's purpose in mandating a Housing Element per Government Code section 65581, and its update every eight years, is to ensure that each local agency has a strategy for how they will contribute to the overall state housing goal. This portion of the law asks cities to plan for the needs of a wider region, not just those of current city residents. However, having an updated plan is also extremely important for local cities and counties. Overall, Housing Elements serve as a strategy to help cities prepare for the future. One of the most significant requirements is often called a "fair-share" law, with the term generally referring to a regional process by which each local community works together to accommodate a fair proportion of future housing needs. Regional councils of governments, such as the San Diego Association of Governments ("SANDAG"), work from the State's estimates of regional housing needs and assign housing goals, or allocation, to each city and unincorporated county area in their region. The Regional Housing Need Allocation ("RHNA") is a state-mandated process, implemented by SANDAG, which identifies the total number of housing units that each jurisdiction must accommodate in a Housing Element. Please refer to Attachment 1 for more information about the RHNA process and the site inventory analysis required under state Housing Element law.

The State Department of Housing and Community Development ("HCD") is the state agency that reviews and certifies local Housing Elements for compliance with the laws. Under state Housing Element law, the Housing Element must include a discussion of the current and future needs of the community, including the allocated amount from the region's future housing need. This can be broken down into six housing-related categories, which are summarized below.

- *Adequate Sites Inventory [Government Code sections 65583(a)3 & 65583(c)1]*

A local agency must identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services/facilities to accommodate the city's share of regional housing need for each income level. Government Code section 65583.2(c) establishes the minimum densities needed to potentially provide housing units for low- and very low-income households (i.e., 20 units per acre density in rural/suburban areas and 30 units per acre in regional metropolitan areas.

- *Affordable Housing [Government Code sections 65583(a)7 & 65583(c)2]*

Must show how it intends to assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

- *Mitigation of Constraints [Government Code sections 65583(a)5 & 65583(c)3]*

Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

- *Conservation [Government Code section 65583(c)4]*

Must conserve and improve the condition of the existing affordable housing stock.

- *Equal Housing Opportunities [Government Code section 65583(c)5]*

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability.

- *At-Risk Housing [Government Code section 65583(a)9]*

Must preserve for lower income households the assisted housing developments that are at risk of becoming homeless.

The City has begun the work to update its Housing Element for the period covering 2021-2029, also called the Sixth Housing Element Cycle. Our approach to editing the existing policy document was to limit the changes to address only what was legally required in order to secure HCD certification of the City's Housing Element. An overview of the approach to editing the document is provided in [Attachment 2](#). The draft 2021-2029 Escondido Housing Element consists of the following major components:

- Introduction: An overview of the purpose and contents of the Housing Element.
- Housing Needs Assessment: An analysis of the socio-economic and housing characteristics and trends in the City and comparisons to neighboring cities.
- Housing Constraints: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs.
- Housing Resources: An evaluation of resources available to address housing goals.
- Housing Goals and Policies: Direction on how the City will address the identified housing needs given the City’s constraints and resources.

The vast majority of the sites with General Plan land use designations and zoning for high-density residential development are in older, urbanized areas that are largely developed or used to some degree. There are very few vacant sites in such areas. The City’s share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of the planning period, second units etc.). However, the primary method for addressing the adequate sites requirement is addressed through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned.

Escondido’s RHNA Requirement (2021-2029)					
	Above Moderate	Moderate	Low	Very Low	Totals
RHNA Allocation	4,967	1,527	3,113		9,607
10% No Net Loss Buffer	497	153	311		961
Total Required Units (RHNA + No Net Loss Buffer)	5,464	1,680	3,424		10,568

For more information about the RHNA process and No Net Loss Buffer, please refer to Attachment 1.

The City has historically met, and plans to continue meeting, the need for low- and very low-income housing through the designation of appropriately zoned land. Most future residential growth will continue to be focused in the Downtown Specific Plan and south Centre City Parkway Specific Plan areas. Overall, vacant and underutilized properties in the Downtown Area can accommodate 3,939 new units. The properties in South Centre City Parkway Specific Plan area are projected to accommodate 1,038 new units. Through the East Valley Specific Plan, the City is anticipating approximately 6,100 residential units once the East Valley Specific Plan area is built out. Recognizing that not all of the upzoned properties are underutilized or likely to develop within the planning period, only 2,226 units are being counted towards the Sixth Cycle sites inventory.

Escondido Summary of RHNA Status					
Site Category	Above Moderate	Moderate	Low	Very Low	Total
RHNA	4,967	1,527	1,249	1,864	9,607
Units on Identified Sites	1,005	388	0	7,268	8,661
Approved and Under Construction Projects	1,357	0	245	0	1,602
Projects Undergoing Entitlement	649	0	371	0	1,020
Accessory Dwelling Units	124	213	80	103	520
Total Identified Capacity	3,135	601	696	7,370	11,803

For more information about the RHNA Status, please refer to the draft Housing Element.

The draft 2021-2029 Housing Element document, which is accessible online at the link provided below, establishes the City’s strategy to preserve and enhance housing opportunities throughout the city. A major component to the proposed Project is the development of the East Valley Specific Plan to accommodate future housing growth, which is discussed in the next section below. Once the draft policy changes and conceptual site inventory map(s) are conceptually approved, the two components are required to undergo environmental review as required under CEQA before any formal action can be taken.

The draft 2021-2029 Housing Element and conceptual site inventory map are accessible electronically at <https://www.escondido.org/hcis.aspx>.

2) East Valley Specific Plan

Existing law requires that the Housing Element include, among other things, an inventory of land suitable and available for residential development. If the inventory of sites does not identify adequate sites to accommodate the need for groups of all households pursuant to specified law, existing law requires the local government to rezone sites within specified time periods and that this rezoning accommodate 100% of the need for housing for very low and low-income households on sites that will be zoned to permit owner-occupied and rental multifamily residential use by right for specified developments. As part of updating our housing policies, we need to determine where future housing should be located and what it should look like once it is built.

The City has historically met, and plans to continue meeting, the need for low- and very low-income housing through the designation of appropriately zoned land. As noted in the previous section, approximately 9,600 total RHNA units were assigned to the City. Most future residential growth will continue to be focused in the Downtown Specific Plan and south Centre City Parkway Specific Plan areas. However, additional sites are needed to meet the full RHNA obligation for all income categories. Since the City has limited land

use and zoning categories that already permit multi-family housing development, new or revised zoning code standards are needed to secure a certified Housing Element.

The Land Use Element portion of the 2012 General Plan calls for new housing growth to be directed into the area immediately adjacent to the downtown to be a “target” area for new growth. The East Valley area of Escondido is directly east of downtown, centered on Valley Boulevard, and generally bounded by Escondido Creek to the north, Harding Street to the east, East Grand and East 2nd Street to the south, and North Hickory, South Hickory, and North Fig Street to the west. Due to previous zoning that largely precluded residential uses, existing uses consist primarily of strip commercial, big box retailers, and small medical and professional office uses along the East Valley Parkway corridor. The East Valley Specific Plan is a policy and regulatory document being prepared to guide redevelopment of the underutilized residential and commercial land of low-intensity general retail, office, restaurants, and small-scale service businesses into a new neighborhood with a mix of residential, commercial, public, and open space uses. It would accommodate increased housing density along with other transit-supportive uses and improvements. Through the proposed draft East Valley Specific Plan, the City will re-designate and rezone most of the 191-acre area (127 acres excluding rights-of-way) from commercial and office currently to mixed-use and high-density residential.

The initial goal of the HCIS was to utilize the 2012 General Plan policies to accommodate the RHNA shortfall. Therefore the development of the East Valley Specific Plan is a very important component to the HCIS, as well as the need to secure a certified Housing Element. Overall, the City is anticipating approximately 6,100 residential units once the East Valley Specific Plan area is built out. Recognizing that not all of the upzoned properties are underutilized or likely to develop within the planning period, only 2,226 units are being counted towards the 2021-2029 sites inventory. However, even though this draft analysis supports a realistic, residential-capacity assumption for the near term (i.e. 2021-2029 Housing Element cycle), the City will proactively monitor housing production in the planning area and determine to the extent that the EVSP inventory can accommodate a larger portion of its share of the regional housing need by income level during future planning periods, pursuant to Government Code section 65584.

To ensure high quality housing and mixed-use neighborhoods that are compatible with existing community design character, new zoning and design guidelines are necessary. These new rules apply only to new residential or mixed-use development within the proposed specific plan area. These new rules are strongly focused on clearly setting the expectations for quality projects that are compatible with and complementary to surrounding, existing neighborhoods. Although three-story development is necessary to achieve the density required by State Housing Element Law, the new rules allow some of the districts to go up to 75 feet in height to provide for additional densities and to allow for transitions in height, scale and design to achieve compatibility and higher quality designs.

The draft East Valley Specific Plan is accessible electronically at <https://www.escondido.org/hcis.aspx>.

E. FISCAL ANALYSIS:

The action before the Planning Commission is an overview of the next steps toward developing an HCIS work program in order for the Project to be considered by the Planning Commission and City Council in late summer 2021. There is no fiscal impact associated with this overview. The cost associated with the preparation of the report is included within the Community Development Department budget.

F. ENVIRONMENTAL STATUS:

The action before the Planning Commission is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15262, Feasibility and Planning Studies. This item involves ongoing studies related to the project, including but not limited to project scheduling and public participation. Public input received and technical information prepared during the process will be utilized in preparing an environmental document to analyze the possible effects of the HCIS. The proposed approach to conducting the process for preparing the HCIS, including the Housing Element Update and East Valley Specific Plan portions of the work program, considers environmental factors, such as climate change and coordinated planning of land use, transportation, and housing, pursuant to Senate Bill 375 (Steinberg, 2008).

G. PUBLIC INPUT:

In June 2020, the City of Escondido embarked on a process to update the City’s Housing Element and develop a specific plan for the East Valley area. A goal of the HCIS is to link these two efforts together under the cover of a consolidated work program to ensure that the overall work program could comprehensively assess the extent to which future housing accommodation strategies can continue to embrace the distinct identity and character of Escondido where one can live their entire life with housing for all ages, incomes and abilities. For that purpose, a Public Participation Plan was developed to help create meaningful outreach engagement activities. During the course of the Study, the City worked with development experts, community-based interest groups, stakeholders, and the community at large to achieve the best draft plans possible through engagement tools including meetings, virtual community workshops, and online engagement. The first phase of outreach occurred during the summer 2020 and the second phase of outreach occurred during the fall of 2020. The input received helped describe collective preferences, interests and concerns on the type of land use, density, and character of new housing development needed to accommodate future growth. Information about the first and second phase of outreach is available and provided on the City’s website and summarized below.

1) First Phase of Outreach

The first phase of outreach of the HCIS focused on developing background information and feedback on overarching housing issues and concerns:

- Direct mailers, electronic e-mail blasts, and electronic flyers in English and Spanish
- Planning Commission and City Council meetings and status updates
- July 23, 2020 virtual workshop (English and Spanish services)
- Presentation Videos posted online (English and Spanish recordings)

For Residents:

- East Valley Specific Plan downloadable comment forms: English and Spanish
- East Valley Specific Plan online form to submit comments
- Housing Element online survey (July 2020 - December 2020): English and Spanish

For Businesses:

- East Valley business survey (August 2020 - September 2020): English and Spanish
- Housing Element online survey (July 2020 - December 2020): English and Spanish

2) Second Phase of Outreach:

The City explored different strategies to develop more housing to meet state housing requirements and to meet its goals for maintaining community identity. Public feedback in the second phase of outreach was utilized to determine the locations and densities of new housing options.

- Direct mailers, electronic e-mail blasts, and electronic flyers in English and Spanish
- October 7, 2020 virtual workshop (English and Spanish services)
- Presentation Video posted online “Land Use Alternative Workshop” (English and Spanish recordings)

Up to this point, public outreach has been heavily emphasized in the planning process to make sure the HCIS reflects the community’s vision for the future. For the Planning Commission and City Council to make informed decisions about the Project, it will be important to continue to engage the public in this effort. Opportunities will be made available to the public throughout the

Project Name: Housing and Community Investment Study
Planning Commission Meeting
Date: March 23, 2021

remaining process to facilitate and encourage community participation, and to help shape what are expected to be difficult choices in a way that best accounts for community values.

3) CONCLUSION AND RECOMMENDATION:

The action before the Planning Commission is an overview of the next steps toward developing HCIS work program in order for the Project to be considered by the Planning Commission and City Council in late summer 2021. City staff will return periodically over the next few months to provide regular status updates on the HCIS work program.

ATTACHMENTS:

1. RHNA Process and Site Inventory Analysis Overview
2. City Approach to Editing the 2013-2020 Housing Element

ATTACHMENT 1

Regional Housing Needs Assessment (“RHNA”) Process and Site Inventory Analysis Overview

March 23, 2021 Planning Commission Agenda Report

Government Code section 65584 requires that regional council of governments (“COGs”) establish regional housing needs allocations to accommodate future housing for each region. The RHNA process begins with the State Department of Housing and Community Development (“HCD”) allocating a region's share of the statewide housing need (“RHNA Determination”) to its’ COG based on Department of Finance population projections and population forecasts used in preparing regional transportation plans.

Upon receiving the allocation, the COG develops a plan to allocate the housing throughout the region and to each member agency that falls within the region (called a Regional Housing Needs Assessment Plan or “RHNA Plan”). The RHNA Plan is required to promote the following objectives (Government Code Section 65584(d)):

- Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns;
- Promote an improved intraregional relationship between jobs and housing; and
- Balancing distribution of households by income category.

The process begins by COG’s surveying their member agencies for existing and projected information on jobs and housing, market demands, etc.

The SANDAG Board of Directors adopted the final RHNA Plan for the 6th Housing Element Cycle with the final housing unit allocation on July 10, 2020. The RHNA Plan accounts for existing and projected information on jobs and housing, market demands, etc. and allocates future housing needs in four income categories (“very low”, “low”, “moderate”, and “above moderate”) for each agency. Per Government Code Section 65583, all cities must accommodate their RHNA allocations in their Housing Elements by adopting land use plans that accommodate the minimum amounts of housing unit goals/allocations. In doing so, a Housing Element update can provide a mechanism to adopt new efficient land-use strategies such as infill, mixed-use, or revitalization; or address climate change and the reduction of greenhouse gas emissions.

SANDAG’s final RHNA Plan for the 2021-2029 planning period (6th Housing Element Cycle) is electronically accessible at the following link:

https://www.sandag.org/uploads/projectid/projectid_189_27782.pdf

The overall allocation process reflects a need for cooperation between both public and private sectors to expand housing opportunities which will allow for new housing development that benefits everyone in the community, such as a greater mix of housing types and choices. It allows local governments to maintain control over where and what type of development should occur in their communities, while allowing the private sector to meet market demand.

Realistic Development Capacity to Document Site Inventory

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) of subdivision (a) of Section 65583. When establishing realistic unit capacity calculations, the jurisdiction must consider existing development trends as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and FARs. For non-residential zoned sites (i.e. mixed-use areas or commercial sites that allow residential development), the capacity methodology must account for the likelihood of residential development on these sites. If a local government has adopted, through regulations or ordinance, minimum density requirements that explicitly prohibit development below the minimum density, the Housing Element may establish the housing unit capacity based on the established minimum density.

Local governments with limited vacant land resources or with infill and reuse goals may rely on non-vacant and underutilized residential sites to accommodate their regional housing need allocation. Examples include sites with potential for recycling; scattered sites suitable for assembly; publicly owned surplus land; portions of blighted areas with abandoned or vacant buildings; areas with mixed-used potential, substandard, or irregular lots that could be consolidated; and any other suitable underutilized land. Adopting policies to maximize existing land resources by promoting more-compact development patterns or reuse of existing buildings also allows a local government to meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals. If the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, the Housing Element must describe the additional realistic development potential within the planning period. The analysis must describe the methodology used to establish the development potential and consider all of the following: 1) the extent existing uses may constitute an impediment to additional residential development, 2) development trends, 3) market

conditions, and 4) availability of regulatory and/or other incentives, such as expedited permit processing and fee waivers or deferrals.

Sufficient sites need to be identified to accommodate both the minimum lower-income RHNA. (The purpose of Government Code Section 65863, called No Net Loss Law, is to ensure development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA. So agencies typically provide a "buffer" to account for the likelihood that some identified sites will not develop as lower-income housing. Nothing in the General Plan or zoning will obligate a project to be developed as affordable housing, so a market-rate project may be developed. A buffer is recommended to ensure that if a site is developed with a market-rate development project the City will not be obligated to identify a replacement site and amend the General Plan and Zoning. If a replacement site were to be needed, the City would have 180 days from the date of the market-rate project approval to complete the necessary amendments. Staff is currently targeting a 10 percent to 15 percent buffer to address this No Net Loss requirement.

ATTACHMENT 2

City Approach to Editing the 2013-2020 Housing Element

March 23, 2021 Planning Commission Agenda Report

The City's current Housing Element is broken down into three main sections: 1) Introduction, 2) Existing Conditions and Analysis of Need, and 3) Goals and Policies. Below summarizes the purpose of each section and outlines staff's approach to editing/amending each respective section.

1. Introduction of the Housing Element

The purpose of the introduction section is to set the format and organization of the Housing Element. The section includes components such as a purpose statement and an overview of the public participation and engagement. Much of the existing text is outdated and requires an update to reflect current data and/or circumstances.

2. Existing Conditions and Analysis of Needs

This section assesses the factors that affect future housing such as population projections, employment market, household characteristics, and special needs groups, just to name a few. The plan also lists the constraints to housing such as market constraints (i.e. economic factors, land and construction costs, financing availability), governmental constraints (i.e. land use controls, permit fees) and environmental constraints (seismic safety, flooding, storm water management, school and education, fire and emergency services). The section requires a significant re-write mainly because the socio-economic factors and related challenges impacting housing today are very different from the factors and challenges experienced during the prior planning period. Upon review of the data and information used to develop this section, virtually all of the text is out of date and the section needed to be completely re-written.

3. Housing Element Goals and Policies and Programs

This section contains the goals and policies the City intends to implement to address a number of important housing-related issues. This section sets the direction for how the City proposes to address its current and future housing needs, as well as many other housing related issues. Many of the 2012 goals and policies are still relevant today, so the text changes proposed to this section are minimal and are largely intended to reflect changes in state law/circumstances and new program requirements to implement during the 2021-2029 planning period. These programs are being proposed to show how the City intends to implement the established goals and policies over the planning period. This is a state requirement.



PLANNING COMMISSION

Agenda Item No.: H.2
Date: March 23, 2021

PROJECT NUMBER / NAME: Annual Progress Report on the Implementation of the General Plan and Annual Housing Element Report (PL 21-0061)

REQUEST: Review and receive the General Plan Annual Progress Report.

LOCATION: CityWide

APN / APNS: N/A

GENERAL PLAN / ZONING: N/A

APPLICANT: Community Development Department

PRIMARY REPRESENTATIVE:
Mike Strong, Director of Community Development

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: The Planning Commission received and filed the 2019 General Plan Annual Progress Report on February 24, 2020

PROJECT PLANNER: Mike Strong, Director of Community Development

CEQA RECOMMENDATION: Approve the Categorical Exemption (CEQA Guidelines section 15378(b)(5))

STAFF RECOMMENDATION: Receive and file

REQUESTED ACTION: None

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

- Mike Strong, Community Development Director
- Adam Finestone, City Planner

A. BACKGROUND AND ANALYSIS:

The City Council adopted a comprehensive update to the General Plan, as well as a new Housing Element for the 2013-2020 reporting cycle, on December 12, 2012. The General Plan states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. As a policy document, the General Plan establishes a policy framework for decision-makers. Using this framework, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City.

Government Code section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and progress in its implementation. This staff report documents the annual review of the 2012 General Plan. The Housing Element is the document in the General Plan, which details the City's progress in meeting its share of regional housing needs pursuant to California Government section 65584. In order to demonstrate compliance with the Housing Element, each city must report on the annual building activity of affordable units, the annual activity for units rehabilitated, preserved or acquired, the annual activity of above-moderate income units, the city's progress in meeting its Regional Housing Needs Allocation ("RHNA"), and the city's progress in its implementation of the Housing Element programs during calendar year 2020. Staff is currently programming an update to the next Housing Element, which will be effective 2021-2029.

B. SUMMARY OF REQUEST:

Receive the General Plan Annual Progress Report, documenting the City's progress on implementing the General Plan for the 2020 year.

C. SUPPLEMENTAL DETAILS OF REQUEST:

The General Plan Annual Progress Report provides for the annual review of the General Plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds. The annual progress report also provides information regarding the City's progress in meeting its share of regional housing needs.

The General Plan Annual Progress Report is being provided as a courtesy to Planning Commission. The annual progress report must be provided to the City Council for review and authorization prior to sending to the state agencies.

D. PROJECT ANALYSIS:

The General Plan Annual Progress Report provides information for the City to assess how the Escondido General Plan was implemented during the previous 12-month reporting period. The annual progress report could help identify necessary "course adjustments" or modifications to the General Plan, and means to improve local implementation. Once City Council has received and filed the progress report, the City will submit a copy to the Office of Planning and Research and the Department of Housing and Community Development ("HCD"). The progress report gives state agencies the opportunity to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. Providing a copy of the annual report to HCD also fulfills statutory requirements to report certain housing information. This includes information on the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code section 65583(c)(3), which is particularly important because the Housing Element update is currently underway for the 2021-2029 planning period. Effective this year, pursuant to revisions to the Surplus Land Act, the progress report also includes the City's central inventory of surplus land as required by Government Code section 54230.

E. FISCAL ANALYSIS:

There are no direct fiscal implications associated with this progress report; however, several state and regional grant programs rely upon the satisfactory completion of the 2013-2020 Housing Element and on-going compliance with the Housing Element law objectives and deadlines. The 2020 Annual Progress Report, and its filing with the HCD, helps the City maintain its eligibility status for these grant programs.

F. ENVIRONMENTAL STATUS:

The General Plan Annual Progress Report is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the success of implementing the General Plan and review what was implemented during the 12-month reporting period. All counties and cities in the state are required to submit the annual report pursuant to Government Code section 65400.

Project Name: General Plan Annual Progress Report
Planning Commission Meeting
Date: March 23, 2021

G. PUBLIC INPUT:

None.

H. CONCLUSION AND RECOMMENDATION:

Receive and file.

ATTACHMENTS:

1. General Plan Annual Progress Report

MAPLE STREET PLAZA

Escondido

Your Choice For Success

General Plan Annual Report 2020



This page is intentionally left blank

2020 CITY OF ESCONDIDO AWARDS RECEIVED



Cityworks Software Implementation

- o Excellence in Enterprise Practice Award

Comprehensive Annual Financial Report

- o Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting

Fitness Courts

- o National Fitness Campaign's Healthy Infrastructure Award for Innovation

FY 2019-20 Annual Operating Budget Document

- o California Society of Municipal Finance Officers Operating Budget Excellence Award
- o Government Finance Officers Association Distinguished Budget Presentation Award

Graffiti Eradication Program

- o ESRI's Special Achievement in GIS Award
- o League of CA Cities' Helen Putnam Award for Public Works, Infrastructure, and Transportation

Missing Link Project

- o International Institute of Transportation Engineers' Transportation Achievement Award for Complete Streets

Recreation Guide

- o California Parks & Recreation Society's Marketing & Communications Award of Excellence

Volunteer HUB

- o San Diego County Taxpayer's Association's Golden Watchdog Award

This page is intentionally left blank.



City of Escondido General Plan Annual Progress Report (2020)

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400 (Appendix A). Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR). The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The General Plan Annual Progress Report was received by the Planning Commission at its meeting on March 23, 2021 and the City Council at its meeting on March 24, 2021.

Table of Contents:

1. City of Escondido 2020 Year Awards	p.1
2. Introduction	p.2
3. Purpose of the General Plan	p.3
4. Status of the Adopted Elements	p.3
5. Progress in the General Plan's Implementation	p.5
6. Degree to which the General Plan complies with the Adopted Office of Planning and Research (OPR) Guidelines	p.26
7. Plans, Projects, and Accomplishments	p.27
8. Conclusion	p.27

II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision-making, the General Plan establishes a clear set of development rules for citizens, developers, decision-makers, neighboring cities and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

III. Status of the Adopted Elements

State law requires that general plans include seven (7) basic elements, which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. In addition to the seven (7) required elements, Senate Bill (SB) 1000, Statutes of 2016, added to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, if the city, county, or city and county has a disadvantaged community or meets certain criteria as designated by the law. As of this writing, the City of Escondido has not triggered the requirements to prepare an environmental justice element.

Mandatory or voluntary elements may be combined or renamed, but basic requirements must be included. The City of Escondido General Plan has ten (10) chapters. The relationship between the seven (7) elements and the chapters provided in the City of Escondido General Plan is described in more detail in Appendix B.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a Housing Element. State requirements for Housing Elements are more detailed and specific than for the other portions of a General Plan, and Housing Elements are updated every eight (8) years according to a schedule set by the State. Other elements may be updated less frequently and typically have a 15 to 20-year horizon. None of the General Plan elements were amended during the 2020 calendar year; however, the City has since taken actions on land use development projects to amend to Land Use Element portion of the General Plan to accommodate a gas station facility on Mission Avenue (Planning Case No. PHG 19-0049) and the redevelopment of the downtown hospital campus (Planning Case Nos. SUB 18-0011 and PHG 18-0049).

General Plan Update Work Program

Escondido's General Plan was comprehensively updated in 2012. The adopted General Plan continues to serve as a relevant and useful document to guide the use of public and private lands within the community.

The CA Supreme Court has stated that local governments have an implied duty to keep their plans current (*DeVita v. County of Napa, 9 cal. 4th 763 (1995)*), so there is a need to

systematically look ahead and plan on how the City will keep the General Plan document up to date. It will need to adequately address and respond to emerging land use activities, use of space, multi-modal trends, regulations, and other matters that affect the City's desirability to live, work, and play. Most of the general plan elements typically have a 15 to 20-year horizon, excepting the Housing Element. Absent any direction to prepare a comprehensive update, the following schedule proposes when the next suggested update would occur, ensuring continuous improvement to the City's land use and regulatory framework. Current efforts are underway to update the roadway classifications of the City's Mobility and Infrastructure portion of the General Plan.

General Plan Element	Last Update	Next Suggested Update
Mobility and Infrastructure	2012	Underway
Housing*	2012	Underway
Land Use and Community Form*	2012	2021
Community Protection*	2012	2022
Resource and Conservation*	2012	2022
Economic Prosperity	2012	2023-2025
Growth Management	2012	2026-2027
Community Health and Services	2012	2029-2030
Vision and Purpose	2012	---as needed---
Implementation Program	2012	---as needed---

** State law requires certain information be included in General Plan elements at the time a jurisdiction next revises a Housing Element. This involves land use-related policies. Furthermore, Government Code Section 65302 requires all cities and counties to amend the safety and conservation elements of their General Plan to include analysis and policies regarding hazard information upon the next revision of the Housing Element, which is scheduled to cover the 2021-2029 planning period. For this reason, the timing of certain elements may change; otherwise, these elements have been grouped together or sequenced in a logical manner to ensure that the City's policy framework is updated in a timely manner to continue to guide growth and development in a beneficial direction, while satisfying all state mandates.*

IV. Progress in the General Plan's Implementation

Generally, all of the existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for 70.8 percent of all land area in the City, more than any other land use. Commercial, office, and industrial uses account for approximately 5.7 percent of total land area in the City. Public lands and open spaces accounts for 15.1 percent of the total land area in the City, which are generally dispersed throughout the City. Most of the streets and highways described in the General Plan are developed to their planned capacity, or have capacity to be fully implemented in time. Some of the roadways could be downgraded and repurposed to achieve other General Plan objectives. The entire infrastructure needed to serve the planned land uses is in place with sufficient capacity to accommodate the planned land uses and population, except for localized drainage and/or outfall-related issues.

A. Land Use and Community Form

The Land Use Element is one (1) of seven (7) elements required by state law to be included in California General Plans. The Element guides the desired pattern of growth, development, and change in the community. The purpose is to ensure that a balance of residential, employment, commercial, recreational, civic/cultural and open space land uses are provided at appropriate intensities, locations and combinations to enhance community sustainability. Goals identified in the Land Use / Community Form Element foster Escondido's role as an urban center. The Plan emphasizes the revitalization of the downtown area and established neighborhoods, promotes economic development in the form of attractive, sustainable, economically viable industrial and commercial areas, and concentrates high intensity activities in the urban core. Topics or policy issue areas covered in the Land Use and Community Form Element include the following:

- Community Character
- Land Use Zoning
- Residential Development
- Residential Clustering
- Planned Development
- Mixed Use Overlay Zones
- Commercial Land Uses
- Office Land Use
- Industrial Land Use
- Specific Plan Area Land Use
- Open Space/Park Land Use
- Public Facility Overlay
- Tribal Area Land Use
- Development Agreements
- Annexation
- General Plan Review and Amendments
- Environmental Review

Indicators and General Plan Implementation (2020)

- 53,773 total housing units
 - 51,364 total housing units occupied
 - 2,409 total housing units vacant (or 4.5 percent prevailing vacancy rate). The amount was 3.8 percent in 2019, a year-over increase of 0.7 percent. In 2018 the prevailing vacancy rate was 4.8 percent.
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
 - # of units issued zoning permits: 183
 - # of units denied zoning permits: 0
 - # of building permits issued: 262
 - # of units issued certificates of occupancy: 126
 - Over the past year, the City of Escondido and the development community added more than 126 housing units “finaled” to our City, and we have about 3,000 more in the pipeline. This includes 970 units planned, permitted, or under construction in the downtown area, which will help bring much more foot traffic and activity to our downtown businesses.
- 3,433 total building permits issued in 2020:
 - 206 new single-family homes (11 homes were issued in 2019 and 22 homes were issued in 2018).
 - 33 Accessory Dwelling Units (25 in 2019 and 15 in 2018).
 - 8 new commercial structures (6 new commercial structures in 2019).
 - 1 new industrial building (0 new industrial buildings in 2019).
- Approved and/or processed planning projects or administrative activities in 2020:
 - 2 Administrative Adjustments
 - 70 Accessory Dwelling Units
 - 33 Banner Signs
 - 74 Certificates of Appropriateness
 - 40 Conditional Use Permits
 - Includes 31 small wireless facility permits
 - 2 Condominium Permits
 - 2 Daley Ranch Credit Purchases
 - 33 Design Review Permits
 - 1 Grading Exemption
 - 1 General Plan Amendment
 - 12 Lot-Tie and other Agreements (except Development Agreements)
 - 1 Mills Act Contract
 - 4 MNDs
 - 1 Non-emergency demolition permit
 - 8 Planned Development Permits
 - 37 Plot Plans
 - Includes 21 small wireless facility permits
 - 73 Signs
 - 1 Specific Alignment Plan
 - 2 Specific Plan Amendments

- 65 Temporary Use Permits
 - Includes 56 Business Recovery Special TUPs
- 1 Tentative Parcel Map
- 3 Tentative Subdivision Maps
- 10 Zone Changes or Zoning Code Amendments. Only 4 were related to land use development proposals.
- 6 Urgency Ordinances
- 29 Zoning Verification Letters
- In 2020, the novel coronavirus pandemic (“COVID” or “COVID-19”) spread to many countries. The torrent of disruption to daily life over 2020 was inescapable. Businesses were closed, schools shuttered, vacations cancelled, and events postponed. The City of Escondido established different relief options to help residents, businesses, nonprofits, and social organizations recover from the impacts of the COVID pandemic. The [COVID-19 Business Recovery Strategy](#) was adopted by the City on May 13, 2020. City Hall re-opened to the public on June 15, 2020 with a new Information Booth check-in process to protect the health and safety of the public and employees while providing exceptional and efficient service to customers.
 - Escondido’s Business Recovery Strategy tools were publicized in the following areas:
 - City’s website
 - Business Insight Monthly Newsletter
 - Chamber of Commerce
 - Downtown Business Association
 - Various media outlets
 - The new Cityworks software platform was implemented on July 1, which has significantly improved City efficiency to better serve internal and external customers.
 - One traffic lane in each direction on Grand Avenue from Maple Street to Juniper Street was temporarily closed to allow for expanded outdoor dining and retail in parklets starting on July 10, 2020.
 - The City Business Grant Program was launched on July 17, 2020 in English and Spanish to award \$1M in CARES Act funding to local businesses.
 - Adopted a local eviction moratorium.
 - The Community Services Department worked with groups to provide free outdoor space continue business/service operations when indoor operations were prohibited. Eight businesses with a total of 434 reservations and 10 churches with a total of 204 reservations were able to continue operations due to these efforts.
 - The Planning Division issued 56 Business Recovery Special TUPs, allowing businesses to operate in parking lots along Grand Avenue.
- Code Enforcement
 - 2,666 code enforcement cases received in 2020
 - There were 4,711 total Code Enforcement inspections performed. This was a decrease of 3.2% from the total of 4,867 code enforcement inspections in 2019.

- There were 555 Covid-19 Complaints handled by the Code Enforcement Division during 2020.
 - 43 average days that Code Enforcement cases were open. This is a year-over increase of 9 days (34 days in 2019) and is attributed mostly to warranted accommodations and other circumstances related to the COVID pandemic.
 - There were 35 Code Enforcement parking citations in 2020, down from a high of 93 in 2019 but closer to the total of 46 in 2018.
 - In 2020, there were three hoarder properties that were abated. Removing the residents from the dangerous and deplorable conditions. Putting the residents into contact with Adult Protective Services.
 - Code Enforcement joined with Public Works, Escondido P. D., Park Rangers and Housing to form the Quality of Life team. Their combined efforts have cleaned out several homeless encampments on both public and private properties throughout the city. Often providing the homeless with services to assist them.
- Initiated the Climate Action Plan update in 2018 and concluded Public Hearings with the Planning Commission.
 - Initiated a new specific plan for the East Valley area.
 - Adopted an omnibus code clean-up to address recent changes in State laws, to correct errors, and improve existing regulations through Ordinance No. 2020-07 on May 6, 2020. The primary purpose of Ordinance No. 2020-07 was to address recent housing bills and ensure out local ADU and Density Bonus laws were up to date. The second omnibus, which included more broad changes to the code as a clean-up measure, was adopted per 2020-31R was introduced in 2020, but was adopted on January 13, 2021.
 - Adopted an urgency ordinance (Ordinance No. 2020-12) on May 20, 2020 to address regulatory business relief measures. The urgency ordinance was extended by Ordinance No, 2020-21 on August 19, 2020, and then made more permanent (for the duration of the local emergency) by Ordinance No, 2020-23 on October 21, 2020.
 - Adopted Ordinance No. 2020-10 to form the CityWide CFD Zone on June 3, 2020. A follow-up ordinance (Ordinance No. 2020-24) was adopted on October 21, 2020 to acknowledge the funding mechanisms.
 - The Building Division, Planning Division, and Engineering Services Department went live with the new online permit and activity tracking tool, "Cityworks." in 2020.
 - Grants:
 - Began implementation of SB2 planning grant to prepare the Housing and Community Investment Study, which includes updating the Housing Element portion of the General Plan, conducting a Sector Feasibility Study, and preparing a specific plan to accommodate new housing in the City (called the East Valley Specific Plan). The grant award was for \$310,000
 - Received a \$500,000 LEAN planning grant to help accelerate housing production. The \$500,000 grant will fund: 1) the preparation of the Environmental Impact Report to support the Housing and Community Investment Study, 2) creating pre-approved plans for accessory dwelling

units, 3) revising and parking study for the downtown area, 4) revising open space standards for multi-family development.

Anticipated Implementation Activities (0-3 Years):

1. Amend Article 47 to include appropriate features, thresholds, and objectives that reduce environmental impacts when considering pedestrian or transit-oriented development.
2. Amend Zoning Ordinance to establish new Overlay designations for Public Facilities, Mixed Use, Tribal Lands.
3. Prepare a mobilehome park study.
4. Complete the Housing and Community Investment Study work program (underway).
5. Complete the Climate Action Plan update and begin implementation (underway).
6. Prepare a Building and Permit Processing Guide (underway).
7. Update the Sign Ordinance.
8. Evaluate the City's regulatory business relief measures and determine if any measures should be made permanent.

B. Mobility and Infrastructure

The Circulation Element is one of seven mandated elements that each local government must maintain in its General Plan. The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Circulation and utility improvements must also correlate with the land use-related policies. The purpose is to identify the types, locations and extent of existing and proposed transportation and utility facilities, and to establish goals and guiding policies for implementing improvements necessary to serve existing and future residents. The element introduces planning tools essential for achieving the community's transportation and utility goals and policies with the intent of providing a sustainable system to serve residents and businesses. Topics or policy issue areas covered in the Mobility and Infrastructure Element include the following:

- Regional Transportation Planning
- Complete Streets
- Pedestrian Network
- Bicycle Network
- Transit System
- Transportation Demand Management
- Street Network
- Parking
- Traffic Calming
- Goods and Services Transport
- Aviation
- Water System
- Wastewater System
- Storm Drainage
- Solid Waste and Recycling
- Energy
- Telecommunications

Indicators and General Plan Implementation (2020)

- Commute Travel:
 - 81.9 percent of commuters drove alone
 - 9.1 percent of commuters carpooled
 - 1.7 percent of commuters walked or used a bicycle
 - 2.0 percent used public transportation
- Mean travel time to work – 29.6 minutes. This is a year-over increase of 1.9 minutes from 2019 (27.5 minutes), and a two year-over increase of 2.3 minutes from 2018.
- 2.2 percent of workers had no vehicle available. 41.8 percent of workers had three or more vehicles available.
- 74 lane miles of streets resurfaces. There were 98.3 lane miles of streets resurfaced in 2019 and 98 lane miles resurfaced in 2018.
- 97 street trees places in 2020. 75 street trees placed in 2019 and 42 in 2018.
- 1,669 total lights converted to LED in 2020. 763 total lights in 2019.
- 0.65 miles of sidewalks replaced in 2020. 0.74 miles of sidewalks replaced in 2019.
- 2.5 miles of bike lanes added or improved in 2020. 16 miles of bike lanes added or improved 2019 and 6.5 miles in 2018.
- 48 pedestrian lamps installed in 2020. 60 pedestrian lamps installed in 2019 and 36 pedestrian lamps installed in 2018.
- Completed construction of El Norte Parkway Bridge, Medians and Pedestrian Signal.
- 90 percent completion of construction of Spruce Street Channel Improvements and Pedestrian Bridge.
- Completed design of 2,769 linear feet of corrugated metal pipe rehabilitation.
- Completed design of Creek Trail Crossings Project.
- Completed design of LED Retrofit – Phase II
- 60 percent design of Grand Avenue Vision Plan – Phase I
- Grants:
 - Proposition 68 - Escondido Creek Trail Transit Center Bicycle Path Improvement Project (\$8.5 million)
- Water-related:
 - 33,563 acre feet produced (12 percent local and 88 imported)
 - 21,990 acre feet to Escondido Water District and 11,472 acre feet to VID
- Recycle water-related:
 - 2,306.88 acre feet produced and 2,201.35 acre feet sold to Escondido, Rincon, and Palomar Energy Plant
- Wastewater-related: For CY 2020
 - Influent – 4982.1 MG
 - Effluent – 3996.6 MG
 - Outfall capacity – 20.15
 - Plant capacity – 18 MGD
 - We are at 54.3 percent of our outfall capacity. This is a decrease from 55.9 percent in 2019
- Water-related infrastructure:
 - Modifications to A-3 and A-11 Reservoirs currently in design.

- Emergency Treated Water Connection. Adding a treated water connection from the San Diego County Water Authority treated water pipeline for use in the event that there is an emergency that limits or eliminates the ability of the Water Treatment Plant to produce treated water. Currently in design.
- Lindley Reservoir Replacement. Replace the existing 2 MG steel reservoir constructed in 1950 with two 1.5 MG pre-stressed concrete reservoirs. Currently in design.
- Water mains replacement. Replaced the water mains in West 7th Avenue between Quince and South Broadway, and in South Broadway between West 7th Avenue and Valley Parkway. Currently in design.
- The San Pasqual Undergrounding Project (Escondido Canal through the San Pasqual Reservation as per the Settlement Agreement with the Indian Bands) is currently in design.
- The Wohlford Dam Replacement Project – The design is being finalized. Currently applying for environmental permits.
- Wastewater-related infrastructure:
 - Gravity main replacement– Staff have replaced 634’ of failing VCP and concrete sewer gravity main throughout the City with SDR-35 PVC pipe.
 - Gravity main rehabilitation projects– Approximately 742’ of sewer gravity main was rehabilitated using UV cured, glass-reinforced pipe.
 - Sewer Manhole rehabilitation and lining project– 22 Sewer manholes were rehabilitated using brick and hydraulic cement, then lined using Raven 405 spray-applied epoxy liner.
 - Trunk sewer replacement project– Currently in the 90% design phase to replace the remaining sections of RCP trunk line. A total of approximately 5,300’ of reinforced concrete pipe is to be replaced with C-905 PVC pipe.
 - Recycled water. Currently in construction is the recycled water pipeline from Citrus Avenue and Escondido Creek to the agricultural area of Cloverdale and Mountain View; converting the existing Hogback Reservoir to recycled water and constructing a new potable water reservoir. Currently in design is a 10 MG emergency storage pond and pipelines to distribute the recycled water to agricultural users.
 - Membrane Filtration Reverse Osmosis Facility (MFRO). A progressive Design-Build process is underway for the design and construction of a MFRO facility and pump station to improve recycled water quality for agricultural uses. The MFRO design is nearing completion and construction is anticipated to start mid-2021.

Anticipated Implementation Activities (0-3 Years):

1. Update and integrate our existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan, prepared as a Complete Active Transportation Strategy for the city.
2. Update the Circulation Element portion of the General Plan, with a focus on roadway classifications (underway).
3. Develop and implement a Transportation Demand Management Program.

4. Develop guidelines for implementation of VMT analysis to streamline CEQA review on future development projects, including mitigation options (underway).

C. Housing

The Housing Element assesses the housing needs of all economic segments of the City of Escondido. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years. Topics or issue areas covered in the Housing Element include the following:

- Plan for quality, managed, and sustainable growth
- Provide a range of housing opportunities
- Enhance the quality of housing and preserve character

Indicators and General Plan Implementation (2020)

- The primary existing housing type in the City was single-family homes (56.6 percent of 53,773 total housing units). 46.9 percent are one-unit detached single-family homes and 9.4 percent are attached single-family homes.
- Two-family and multi-family condominiums, townhomes, and apartments comprised 36.7 percent of the total housing units. 7.1 percent of the total housing units are mobilehomes.
- 5.0 median rooms per housing unit, CityWide.
- 49.0 percent of all housing is owner-occupied. This is a decrease from 51.7 percent in 2019 and 49.8 percent in 2018.
- The average size of an owner-occupied unit – 3.02 persons per household.
- The average size of a renter occupied unit – 2.79 persons.
- Vacancy rates: The homeowner vacancy rate is 1.3 percent. The rental vacancy rate is 3.2 percent.
- In 2020, an RFP was released for federal HOME and Successor Housing Agency (SHA) funds for the construction or rehabilitation of affordable housing. \$1,000,000 in HOME funds were committed to San Diego Habitat for Humanity to construct up to 10 homeownership units and \$4,000,000 in SHA funds were committed to National CORE as permanent financing for newly constructed permanent supportive housing for older adults, including a 50% set-aside for homeless older adults.
- A Homelessness & Housing Community Advisory Group continued to meet to discuss, brainstorm and harness public energies around homeless solutions.
- Escondido participated in the North County Homeless Action Committee with elected representative and staff to come to regional consensus regarding goals and solutions. The Committee has focused its efforts in getting more, coordinated street outreach and social worker services to assist homeless adults.
- Federal HUD funds (\$148,300 in ESG and \$45,000 in CDBG) were committed to address homelessness through shelter operations, case management, and homelessness prevention.

- A new Five Year Consolidated Plan was written after significant public engagement to create new priorities for community development, affordable housing and homeless activities to address needs effecting Escondido's low-mod neighborhoods and households.
- Grants:
 - The City's 2018 HEAP grant continued to pay for a full time social worker to assist unsheltered chronically homeless individuals to access available services and shelter (and ultimately, homes) for a second year. Escondido Homeless Case Management (\$192,995)
- 29 very-low income seniors and disabled households were assisted in mobile homes and apartments with a monthly rental subsidy while waiting for HUD Housing Choice Vouchers (Section 8).
- During 2020, 1,026 Escondido residents received Housing Choice Vouchers from the Housing Authority of San Diego County.
 - There are 2,336 households on the wait list, which is a year-over year increase of 15 percent from 2,032 households in 2019.
- The City conducted two mobile home rent control hearings (all short form).
- In 2020, 17 neighborhood groups were supported, including neighborhood clean-ups, neighborhood leadership forum meetings, and participation of multiple departments at neighborhood group meetings
- In FY 2020-2021, the City received \$1,818,942 in CDBG funds (a year-over year decrease of 0.3 percent from \$1,824,482 in FY 2019-2020). For this cycle, \$319,620 supported public service and fair housing activities supporting the five local CDBG priorities: Homeless Services, Basic Needs, Health and Human Development, Neighborhood Revitalization, and Economic Development.
- In 2020, the City received CARES Act funding from HUD in order to address the community development and homeless needs in Escondido in relation to the Coronavirus pandemic. The city received \$2,394,882 in CDBG-CV funds; funds were allocated for food security for seniors, eviction prevention, rental and utility assistance and neighborhood improvements. The city received \$4,487,427 in ESG-CV funds, which were allocated for emergency shelter, street outreach, rapid rehousing, and homeless prevention (rental assistance).

Anticipated Implementation Activities (0-3 Years):

1. Prepare and implement Annual Action Plans in concert with the 2020-2024 Consolidated Plan.
2. Initiate and adopt a 2021-2029 Housing Element (underway as part of the Housing and Community Investment Study).

D. Community Health and Services

The Community Health and Services Element establishes policies that influence good land use planning in order to enhance community health and welfare. Policies supporting access to healthy foods, availability of parks, recreational opportunities, libraries and cultural services, as

well as promoting educational advancement and civic engagement all aim to improve economic, physical, and social conditions. The Community Health and Services Element promotes a community-based and private sector approach for establishing a sustainable and healthy community. Topics or issue areas covered in the Community Health and Services Element include the following:

- Health and Wellness
- Parks and Recreation
- Library Services
- Cultural Enrichment
- Schools and Education
- Civic Engagement
- Childcare
- Older Adult, Disabled, and Disadvantaged

Indicators and General Plan Implementation (2020)

- Median age – 35.5 years, a year-over increase of 1.7 years from 2019 (33.8 years in 2019).
 - The population that is 65 years and older – 14.2 percent
 - Children ≤ 18 years old in households – 25.3 percent
- The City's first four-year university, John Paul the Great Catholic University, completed its seventh full year of operation.
- 6,556.3 acres of parkland. A new residential community, Country Club Redevelopment Project - "The Villages," approved in 2017 and under construction, would add public parkland to the City inventory (anticipated to be completed in 2022).
- 5 new upgraded parks or facilities in 2020:
 - Don Anderson Building: Installed awning over front door and installed security fencing along back of facility.
 - Felicita Mini Park: Landscaping improvements.
 - Park Avenue Community Center (PACC): Installed security cameras, and replaced gates throughout the facility.
 - Mountain View Park: Installed the first of five National Fitness Campaign Fitness Courts that won Escondido the Healthy Infrastructure Award for Innovation from the National Fitness Campaign.
 - Kit Carson Park: Installed new artificial turf on two soccer arenas at the Escondido Sports Center, and infilled and laser leveled four adult softball fields.
- 350 recreational programs in 2020. There were 609 recreational programs in 2019, and 625 in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 290 participants in the youth soccer program.
 - 5 youth soccer, pop warner, and baseball leagues with 1,031 participants.
 - 0 adult softball teams with 0 participants.
 - 3 soccer tournaments (youth and adult) with 5,000 participants.

- 3 softball tournaments with 1,500 participants.
 - 6,727 participants/visits at the skate park.
 - 30 adult hockey teams with 360 participants.
 - Due to the COVID pandemic, traditional recreation programming had to be adapted to meet very specific health guidelines; many programs had to be canceled, but staff were able to move the majority of our fitness and dance classes outdoors in order to continue to provide wellness opportunities to the community.
- No. of new miles of public trails in 2020 – none
 - Implementation of SmartRec recreation software: The Community Services Department completed a successful software implementation that better meets user needs and increases efficiency. This new system includes a variety of enhancements that will improve direct communication with the customer, provide a series of automated functions creating staffing efficiencies, and has an open platform for data-driven analysis. A few key features include:
 - Website integration
 - Online park reservations
 - Automated waitlists
 - Downloadable App
 - Greater customer activity controls (class registration & cancellation by the customer)
 - Decreased processing fees
 - Open API platform for dashboards and data analysis
 - In partnership with Lakes & Open Spaces staff, Community Services expanded outdoor recreational offerings and revamped the Escondido Recreation Guide to include more free and low-cost events and programs, as well as more relevant City-related news. This revamp of the Escondido Recreation Guide was acknowledged by the California Parks and Recreation Society award of the 2020 Marketing and Communications Award of Excellence.
 - New improvements to libraries in 2020:
 - This unprecedented time certainly had an effect on library services, but it did not stop the Escondido Library staff from providing exceptional resources, programs, and services to the community. When the state of emergency was declared in March 2020 and the library initially closed its doors, staff immediately adjusted programs and services to virtual formats, reallocated funds for more digital offerings, and continued to make improvements inside the library.
 - Instead of hosting programs in person, staff went to work live streaming and recording programs for all ages. While our programming numbers for live virtual programs and attendance were down in 2020, we also featured 116 recordings of program content that got 6,921 views across Facebook, Instagram, and YouTube – many from viewers around the country and the world! Staff adapted reading challenges and craft programs to work in concert with curbside service that allows patrons to pick up physical items from the library while maintaining the health and safety of both staff and the public.

- During the pandemic, Escondido Public Library reallocated budget funding to increase eBook and eAudiobook holdings in the OverDrive platform. Additionally, the Library added four new platforms for accessing digital content: CloudLibrary (an eBook and eAudiobook platform with an inter-library loan feature that allows patrons access to San Diego Public Library's eContent), Hoopla (a simultaneous use digital streaming service for eBooks, eAudiobooks, eComics, eMusic, and video/TV show streaming), Biblioboard (an eBook platform for self-published titles, including integration with the Indie Author Project, as well as access to an ePublishing platform for local authors), and ComicsPlus (a simultaneous use eComics platform for K-12 content.) The addition of these platforms and their content led to a 67% increase in eMaterial circulation from 2019.
- While the library doors were closed, we updated our audiovisual system in the Turrentine Room with funding from Escondido Library Foundation because the existing equipment was obsolete. Using the Mitchell Room as a template, the City of Escondido Information Systems Department procured equipment, programmed a user interface, and installed the new equipment from May-July 2020 during the closure. The new equipment can sync wirelessly to any Apple or Windows device, and most Android devices. It can also be plugged in via HDMI and VGA. New speakers and a new high definition projector round out the package, making for a seamless, user-friendly experience for any Library staff and (in the post-COVID world) renters from the public who use the room.
- We were also able to complete the Public Printing Project, a capital-funding project approved by the City of Escondido to allow patrons to print via wireless devices and pay for their prints by credit card in addition to cash. The Library's separate public PC management system, print management system, room booking system, and all public printers and copiers were replaced with one integrated system and new machines capable of printing and copying in black and white and color, faxing, scanning, and processing double-sided jobs. Patrons can send prints from anywhere via a web portal and pick them up at the library.
- Library technology:
 - 11,896 wireless internet sessions in the library. There were 123,369 in 2019 and 145,973 in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 211,082 website hits in 2020. There were 349,638 in 2019 and 288,036 in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
- Library circulation:
 - 305,027 items circulated. There were 493,546 items circulated in 2019 and 422,939 items in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 68,575 check outs of digital media (eBooks, eAudiobooks, etc.). There were 45,613 check outs of digital media in 2019 and 31,159 in 2018.
- Library programs:

- 195 children's programs and 6,603 in attendance. There were 294 children's programs and 10,706 in attendance in 2019. In 2018, there was 118 children's programs, with 4,818 attending.
- 160 adult programs. There were 116 adult programs in 2019. 96 adult programs in 2018 (includes Pioneer Room and Literacy).
- 26 teen programs and 214 attending in 2020. 56 teen programs and 541 attending in 2019. 20 teen programs and 220 attending in 2018.
- Childcare programs:
 - Number of Day Camp programs conducted – 4
 - Pre-school programs – 40
 - After School programs (City) – 2
 - After School Education and Safety (ASES), EUSD programs – 3
- Elderly/disabled/disadvantaged programs:
 - 10 programs for seniors, down from 51 in 2019 and 66 programs in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 32,636 meals delivered to seniors. 24,102 meals were served to seniors in 2019 and 26,643 meals in 2018. This significant change was attributed to extra funding provided to the City in support related to COVID pandemic.
 - 2,479 rides provided to seniors. In 2019, 13,129 total rides were provided to seniors from home to the Park Avenue Community Center (PACC) to eat and enjoy the programs. This is down from 13,562 rides in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - The Park Avenue Community Center was awarded a \$40,000 grant from the Sahn Family Foundation to beautify and update the facility. The Center received new furniture in the common areas, two new pool tables, and vibrant art and decor to bring a fresh new feel to the facility.
 - Senior Nutrition Video – Reinventing the Senior Nutrition Program
<https://www.youtube.com/watch?v=TBkV8WA2sqM>
 - The City's Communications, Digital Media Services, and Community Services staff put together a documentary on the Senior Nutrition Program and all that went into transitioning that program from a congregate meal setting to a pick-up and delivery service, due to the COVID 19 pandemic. It highlights the incredible work of our teams, the partnership with the California Center for the Arts, Escondido that has been essential to our success, and the impact the program has had on the seniors and the community as a whole.

Anticipated Implementation Activities (0-3 Years):

1. Update the master plan of trails to include Pedestrian Master Plan and elements, as an intrinsic component of a CityWide Complete Active Transportation

Strategy, which would include a new bikeway master planning and art programming.

2. Complete new Washington Park Skate Spot.
3. Complete John Masson Memorial Bike Park in Jesmond Dene Park.
4. Install 4 additional National Fitness Campaign Fitness Courts.
5. Install Futsal Courts in Washington Park.
6. Escondido Creek Trail Expansion and Renovation Project - one of only nine projects funded at the maximum \$8.5 million level through the Prop 68 Statewide Park Program and only one of three projects funded in San Diego County.

E. Community Protection

Escondido's Community Protection Element addresses such issues as flood and fire hazards, geologic and seismic activity, and hazardous materials. Sections regarding Emergency Preparedness, Police and Fire service are also included. The Element also includes a section addressing Noise, which is a required component for General Plans. The purpose of the Community Protection Element is to identify and address the most relevant public safety issues affecting the community. In addition, the Element offers possible solutions and establishes standards and policies for proactively addressing threats to life and property. Topics or issue areas covered in the Community Protection Element include the following:

- Disaster Preparedness and Emergency Response
- Fire Protection
- Police Services
- Code Enforcement Policies
- Noise
- Flood Protection
- Solis and Seismicity
- Hazardous Materials

Indicators and General Plan Implementation (2020)

- No. of calls for service in 2020:
 - 48,332. There were 50,798 calls for service in 2019, a year-over decrease of 4.8 percent.
 - 58,118 9-1-1 calls. There were 58,802 in 2019, a year-over decrease of 1.1 percent.
 - 104,072 total police calls. There were 103,654 total police calls for service (which includes all calls for service, traffic stops, extra patrols, and other police related activities) in 2019. This is a year-over increase of 0.4 percent..
- No. of parking citations in 2020 – 4,449. In 2019 there were 6,744, a year-over decrease of 34 percent. This significant change was attributed to circumstances related to the COVID pandemic.
- No. of reported accidents (by type):
 - 927 collisions. 1,503 collisions in 2019.

- 7 fatal collisions, which is the same amount as 2019..
- No. of noise complaints received/closed in 2020 – 1,505. In 2019 there were 1,630, which is a year-over decrease of 7.6 percent.
- No. of arrests (felony, misdemeanor) in 2020 – 4,751. In 2019 there were 5,092, which is a year-over decrease of 6.7 percent.
 - 1,583 felony arrests
 - 3,168 misdemeanor arrests
 - 129 other detentions
- No. of police officers – 156 (includes 2 grant funded position)
- In 2020, the Police Department maintained 29 grants for a total of approximately \$1,839,934.
- The Escondido Police Department focused on maintaining community safety while dealing with COVID-19 challenges.
- The Police Department Lobby adapted to COVID-19 compliant protocols and continued to service the public.
- Crime prevention, intervention, and suppression efforts continued and evolved to meet the community's needs during the pandemic.
- The Escondido Police Department collaborated with regional partners to address issues of community and police relations. Chief Varso attended meetings with community groups and answered questions, listened to concerns, and explained policies.
- No. of fire stations – 7
- No. of Fire Department personnel:
 - 87 Firefighters (24 Fire Captains, 24 Fire Engineers, and 39 Paramedics)
 - 18 Non-Safety Paramedics or EMTs
 - 6 Chief Officers
 - 1 Fire Marshal or Deputy Fire Marshal
 - 4 Prevention Inspectors/Investigators (full time) and 1 part time Prevention Specialist
 - 1 Emergency Preparedness Manager
 - 3 Administrative Staff (full time) and 1 part time Administrative Staff
- No. of Fire Apparatus:
 - 7 Type 1 Frontline Fire Engines
 - 3 Type 1 Reserve Engines
 - 4 Type 3 Brush Engines
 - 1 Type 6 Brush Engine
 - 1 Frontline Truck
 - 1 Reserve Truck
 - 5 Frontline Ambulances
 - 4 Reserve Ambulances
- Average response time of Fire Department: 5 minutes and 25 seconds in 2020. The average response time was 5 minutes and 11 seconds in 2019.
 - Met Quality of Life Standard Goal 89 percent of the time.
 - The average response time was 5 minutes and 14 seconds in 2018.
 - The average response time was 5 minutes and 15 seconds in 2016.

- Refurbishment of the reserve ladder truck ensures continuous availability of this specialty apparatus. Refurbishment completed at about half the cost of purchasing a new ladder truck.
- Upgraded fire apparatus and vehicle Mobile Data Computers purchased, configured and replaced throughout the fleet.
- Purchase and installation of Bleeding Control Stations co-located with existing AEDs at 22 City facilities.
- Fire Stations 5 and 6 water wise landscape completed. Water and cost savings with huge aesthetic improvement.
- Automated electronic fire station supply inventory control system implemented.
- Emergency Operations Center video teleconferencing system purchased and installed.
- Fire Department website redesigned for easier and more useful navigation.
- Implementation of CityWorks for Fire Prevention inspection, plans review and other processes integrated with other City departments.

Anticipated Implementation Activities (0-3 Years):

1. N/A

F. Resource Conservation

Escondido's Resource Conservation Element satisfies state requirements for the Open Space and Conservation Elements as stated in the Government Code. Community Goals and Objectives call for creating an aesthetically pleasing environment, as well as conserving Escondido's natural and scenic resources. The Element's purpose is to identify areas for conserving open space as well as other important resources including air and water quality, cultural, agricultural, mineral and energy resources, as well as protecting hillside and ridgeline view corridors with particular emphasis on ridgelines, unique landforms and visual gateways. Topics or issue areas covered in the Resource Conservation Element include the following:

- Biological and Open Space
- Trails
- Visual Resources
- Agricultural Resources
- Historical Resources
- Water Resources and Quality
- Air Quality and Climate Protection

Indicators and General Plan Implementation (2020)

- 1,263 new solar PV units installed in 2020. 1,504 new solar PV units installed in 2019 and 1,342 in 2018.
- The Spruce Street Channel Improvement Project began construction in July 2019. After clearing channels of substantial vegetation, the earthen portions were graded. Two new maintenance access ramps were constructed and the headwall for the culvert under

Spruce Street was modified to improve flow. Plan installation began in mid-2020 and plant establishment and erosion control measures will be monitored for several years before completion.

- Environmental Programs worked with other Departments to track the implementation of pollution prevention programs including the following activities:
 - Investigated 586 non-storm water discharges, public complaints, or spills.
 - Reviewed, approved, and inspected projects with structural Best Management Practices (BMPs) to treat runoff from development or redevelopment permits.
 - Completed storm water program inspections and follow up actions, sometimes issuing escalated enforcement to achieve compliance. In FY 2019-20, the City performed 257 construction inspections, 41 municipal facility inspections, 1533 commercial inspections, 67 industrial inspections, and 22 residential area patrols.
 - City staff recorded visual water quality observations at 109 major storm drain outfalls and analyzed water quality at 6 sites, twice in 2019.
 - Swept 8,395 miles of streets, removing 3,891 cubic yards of material before it reached storm drains. The Public Works Department continued a process to update this program with a GIS-based routing system in future fiscal years.
 - Inspected 2,158 storm drain catch basins for accumulated debris and trash. Performed 491 cleanouts of storm drains, removing 263 tons of debris from the MS4.
 - Cleaned 9.14 miles of open channel, removing 1,027 tons of invasive plants, trash and debris, and mobilized sediment prior to discharge to natural areas.
 - The Wastewater Division implemented the sewer system maintenance program and achieved the following improvements in FY 2019-20, resulting in reduced risk of exfiltration or sewer spills: 16 miles of pipeline televised, 1,312 feet of gravity mainline replaced or repaired, and 301 miles of sewer lines cleaned.
 - The City of Escondido implemented the existing development retrofits on private and public property, in accordance with the JRMP. Activities are focused on trash enclosures and landscape improvements, and are implemented in response to complaints, inspections, or enforcement, in addition to permit application review and site-specific conditions of approval.
 - The City continued efforts to improve riparian habitat in the lowest earthen section of Reidy Creek just north of US-78, before it becomes channelized and joins with Escondido Creek. The City supported the Escondido Creek Conservancy in implementing a \$380,873 California Department of Fish and Wildlife Proposition 1 grant to remove over 600 non-native trees, including Mexican Fan Palms. Awarded in early 2019, the grant activities will be completed by 2022. The project includes the development of a long-term management plan as part of the City's Landscape Maintenance District program, as well as a commitment by the City to prioritize installation of trash capture devices upstream of the project area (see previous page).
 - The City removed 1.25 tons of trash retained by two floating trash booms across Escondido and Reidy Creek flood control channels.
 - The Country Club golf course in the City of Escondido is being redeveloped into a residential community, Country Club Redevelopment Project - "The Villages". The Villages project site encompasses an area of 97.5 acres and will have

structural biofiltration BMPs to treat runoff. The City's development agreement requires the developer to treat storm water from over 100 acres of neighborhoods outside of the Villages project site as an improvement for water quality in the Upper San Marcos Creek and Lake San Marcos.

- In FY 2019-20, the Utilities Department completed 89 classroom and camp presentations to 2,302 elementary school students throughout Escondido, to educate them about water conservation and pollution prevention.
- The City's Utilities Department/Recycling Division implements a number of programs to support educational efforts for storm water pollution prevention, including household hazardous waste and used oil recycling events, compost workshops, and volunteer litter cleanups. The Division's outreach efforts were impacted by the COVID-19 stay-at-home order, and the staff have been working to shift to online-based or print outreach to students and the public. In FY 2019-20, the Division led events reaching thousands of residents. Notably, the City sponsored electronic and household hazardous waste events twice a month, reaching approximately 200 people a month prior to March 2020. One e-waste/shred event was held in late-Spring 2020 where 920 participants properly disposed of recyclable or hazardous material. The City also hosted and promoted one compost workshop (with 15 total attendees), six Earth Day classroom presentations, one church group presentation, and one volunteer cleanup at Lake Dixon with 85 volunteers last year. Finally, the We Clean Escondido program supports approximately 10 neighborhood cleanup groups with an average of three to five volunteers per group, gathering approximately two bags of trash for monthly cleanups removing litter before it reaches the MS4. The *We Clean Escondido* program has been on hold since March 2020 due to the pandemic.
- Adopted smoke-free air regulations per Ordinance No. 2020-06R on March 25, 2020.

Anticipated Implementation Activities (0-3 Years):

1. Prepare a Master Plan or design standards that identifies gateways and visual quality guidelines.
2. Conduct a study to determine the feasibility of expanding the City's recycling program.
3. Complete the Climate Action Plan update and begin implementation.

G. Growth Management

The purpose of the Growth Management Element is to establish policies for balancing the timing of infrastructure improvements with current and anticipated demands for service through the adoption of specific implementation techniques. A goal of growth management is to phase capital facility improvements concurrent with population growth so that new development does not compound existing service shortfalls, or result in critical infrastructure deficiencies. Effective growth management also establishes parameters for periodically monitoring the impacts that growth has on the community and defines the methods by which impacts are addressed, allowing decision makers to efficiently prioritize capital improvements. Topics or issue areas covered in the Growth Management Element include the following:

- Quality of Life Thresholds
- Public Facility Master Plans
- Public Facility Financing
- Public Facility Phasing
- Public Facility Deficiencies
- Growth Management Monitoring

Indicators and General Plan Implementation (2020)

- Total population – 153,008
- Total fees collected through building permits in 2020:
 - Parkland fees – \$282,222. (Three new privately maintained parks are in development to be opened to the public. See Villages notes below.)
 - Traffic fees – \$1,160,129. \$617,597 collected in 2019.
 - Sewer fees – \$1,377,457. \$706,300 collected in 2019.
 - Water fees – \$1,377,500. \$310,220 collected 2019.
- Monitored and reported annually on the performance of development activity.
- Working with LAFCO to complete a Sphere of Influence Update and MSR to confirm properties appropriate to re-zone.
- City performed an analysis of the impacts of new development on governmental services and the estimated fair share amount needed to make new residential development revenue neutral on City services such that existing residents do not subsidize new development. City Council adopted Resolution No. 2020-24 (the Resolution of Formation) on April 8, 2020; and adopted Ordinance 2020-10 and Resolution No. 2020-44 May 13, 2020 to establish CFD Zone 2020-01.
- City conducted an assessment of public facility needs and costs, and the City Council approved an inflationary adjustment to development impact fees related to traffic, parks, drainage and public facilities to reflect the cost of constructing infrastructure associated with serving new growth. Resolution No. 2020-130 was adopted on October 28, 2020.
- Adopted Ordinance No. 2020-09R on November 18, 2020 to establish a tobacco retailer license program.

Anticipated Implementation Activities (0-3 Years):

1. Participate in LAFCO's island annexation program and contribute to orderly and fiscally solvent annexations into the incorporated City.
2. Pursue various revenue measures and/or close extraneous expenditures, as established by the City Council.

H. Economic Prosperity

The purpose of the Economic Prosperity Element is to establish policies that promote the long-term vitality of Escondido's local economy by developing and guiding employment and business

opportunities and encouraging appropriate economic and business development in the City. Policies in this element promote a sustainable local economy to benefit current and future generations without compromising resources, and are intended to favorably influence the balance between employment and housing. Topics or issue areas covered in the Economic Prosperity Element include the following:

- Employment Acreage
- Wages and Jobs
- Small Business
- Twenty-First Century Industries
- Tourism and Recreation
- Existing Economic Districts
- Marketing and Image
- Long-Term Economic Sustainability and Growth
- Minimizing Infrastructure Impediments
- Strengthening Workforce Development
- Economic Development Monitoring

Indicators and General Plan Implementation (2020)

- Civilian employed population – 72,179.
 - Service occupations – 16,871 (23.3 percent)
 - Sales and office – 14,978 (20.7 percent)
 - Management/business sector – 8,791 (12.1 percent)
 - Education – 5,325 (7.4 percent)
 - Healthcare practitioner – 3,324 (4.6 percent)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
 - Over the past year, the City of Escondido and the development community added more than 126 housing units to our City (finalized with certificates of occupancy), and we have about 3,000 more in the pipeline. This includes 970 units planned, permitted, or under construction in the downtown area, which will help bring much more foot traffic and activity to our downtown businesses.
- 10,444 total active business licenses, which is a year-over increase of one percent (10,317 total licenses in 2019).
- Grand total receipts for all business license accounts – \$1,826,663.62. \$1,907,274 total receipts in 2019, \$2,013,116.09 in 2018, \$1,913,790.27 in 2017, and \$1,772,260.51 in 2016.
- Business licensing has fully transitioned to Cityworks and continues to identify and implement process improvements to increase efficiency and service and make data driven decisions.
- Continued implementing the *Working Together to Get to Yes* initiative.
- Continued to build on the momentum of the Innovate78 regional economic development initiative focused on business retention expansion and attraction along the 78-Corridor and strategies to expedite permit processing and improve overall customer service.

- Conducted a business roadshow with all of the property owners on the north and south sides of Grand Avenue from Maple Street to Broadway to gather feedback and provide an update on the Grand Avenue Vision Project Phase 1.
- Participated in Manufacturing Day event to identify and promote companies involved in the program.
- In 2020, many businesses modified their business operations or shuttered as a result of the COVID pandemic. The City of Escondido established different relief options to help residents, businesses, nonprofits, and social organizations recover from the impacts of the COVID pandemic. The [COVID-19 Business Recovery Strategy](#) was adopted by the City on May 13, 2020.

Anticipated Implementation Activities (0-3 Years):

1. Economic Development strategies and tactics as outlined in the City's Comprehensive Economic Development Strategy.
2. Continuation of the Innovate78 initiative with new focus on the 78-Corridor's startup ecosystem, entrepreneurship, and talent pipeline development.
3. Partnership with the San Diego North Economic Development Council on a regional strategy for economic inclusion.
4. Promote investment in Escondido's Opportunity Zone.
5. Redevelopment of properties in Spruce Street area.
6. Explore tools to improve historic downtown core, including but not limited to new housing developments, retail redevelopment, parking availability, and assessment district options.

V. Degree to which the General Plan complies with the Adopted Office of Planning and Research (OPR) Guidelines

The Governor's Office of Planning and Research (OPR) is responsible for updating the resources for drafting and amending a general plan. OPR also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. OPR adopted General Plan Guidelines (GPG) in 2003 for use by local jurisdictions in the preparation of their general plans. Also, a December 2010 GPG update to the guidelines provided guidance on how to address the Complete Streets Act and modify the Circulation Element to plan for a balanced, multimodal transportation network. It is important to note that the Guidelines are permissive, not mandatory.

Staff has prepared an analysis of the Escondido General Plan compared to the general criteria included in State law, along with an evaluation of the degree to which the Escondido General Plan complies with the OPR Guidelines.

The GPG contain ten chapters and three appendices of requirements and references, in the following basic areas:

1. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
2. Sustainable Development and Environmental Justice: The General Plan complies with guidelines for sustainable development and environmental justice. General plan policies and programs generally discuss inclusive public participation, social and economic well-being, jobs/housing balance, managed and balanced growth, livable communities and quality of life, and responsible resource conservation.
3. Preparing and Amending the General Plan: The City complied with the Guidelines in the preparation and adoption of the General Plan (2012) and continues to comply with the Guidelines, CEQA, and the Government Code in the processing of any General Plan amendments.
4. Required Elements: The General Plan contains all of the required elements (Appendix B).
5. Format and Element Integration: The format of the General Plan complies with the Guidelines in that all of the required elements are present and no one element takes precedence over any other (equal legal status). The document is posted on the City's website and available for public review at City Hall and the Library.
6. Optional Elements: The General Plan includes optional elements that are either individual sections or are consolidated with other elements.
7. CEQA and the General Plan: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.

8. Public Participation: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
9. Implementing the General Plan: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. Special General Plan Considerations: The General Plan preparation and administration comply with the applicable Acts.

VI. Plans, Projects, and Accomplishments

The Planning and Building Divisions processed a variety of planning permits during 2019, including conditional use permits (CUPs), subdivision map requests, and associated environmental reviews. The breakdown in applications received is reported in the Land Use portion of the General Plan indicators.

Progress in meeting the City's Share of Regional Housing Needs Government Code Section 65400(a)(2)(B) provides: "*The Housing Element portion of the Annual Progress Report shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ...*" The tables provided in Appendix D demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of six Excel spreadsheets. Therefore, Appendix D also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2012.

VII. Conclusion

The General Plan is the City's guiding vision. Upkeep and maintenance of the General Plan is a continuous process. As noted in this Annual Progress Report, the City implements the General Plan's vision on a day-to-day basis, in its many planning projects, and strives to include the public in the decision-making process.

APPENDIX A

GOVERNMENT CODE SECTION 65400

Government Code Section 65400

a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

A) The status of the plan and progress in its implementation.

B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of

this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

APPENDIX B GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

State law requires that general plans include seven elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The relationship between State mandated elements and the Escondido General Plan are illustrated below.

Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.

Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and ground stationary noise sources.
Housing	Housing	Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.
Optional Element	Community Health and Services	Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.
Optional Element	Growth Management	Develops quality of life standards and establishing public facility planning strategies.
Optional Element	Economic Prosperity	Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

APPENDIX C PIPELINE PROJECTS

Pipeline Project Map and Pipeline Project List:

<https://www.escondido.org/planning.aspx>

**APPENDIX D
2019 HOUSING ELEMENT REPORT**

Attachment 1

Jurisdiction	Escondido	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1042	46				46					105	937
	Non-Deed Restricted							1	5	7			
Low	Deed Restricted	791	44		11			34				94	697
	Non-Deed Restricted							1	2	2			
Moderate	Deed Restricted	733										78	655
	Non-Deed Restricted		7			1	5	18	20	27			
Above Moderate		1609	497	56	7	163	410	220	10	226		1589	20
Total RHNA		4175											
Total Units			594	56	18	164	495	240	37	262		1866	2309

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Escondido		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Increased supply of rental units for extremely low, very low and low-income residents. 300 units.	Ongoing	Within the HE period, the City contracted with Community HousingWorks, Interfaith Community Services and Solutions for Change to develop affordable rental projects consisting of acquisition/rehabilitation of existing units (CHW and Interfaith) and new construction (Solutions). The CHW project was completed in April 2017 and consists of 11 HOME affordable units out of 200 total affordable units in the project. Interfaith rehabilitated an existing 4-unit project in 2018. Solutions completed construction of a new affordable rental project consisting of 33 units (32 affordable) in July 2017. In 2019 Veteran's Village of San Diego opened a 54-unit (Including 48 units of new construction and 53 total affordable units) development serving homeless veterans. The City provided funding to assist ten of these units. Including 3 previous projects during the HE period (11 ownership units by SDHFH in 2015, 35 new rental units by CHW in 2013 and 44 rehabilitated units by UHC in 2015), a total of 147 affordable housing units have been created via local funding since 2013.
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.	Facilitate development as envisioned in the General Plan.	Ongoing	A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments. Several residential and mixed use projects in the last few years (at various stages of development) have utilized lot consolidation in urban areas.

<p>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.</p>	<p>New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>The majority of the affordable residential projects completed during the period have been on infill sites. Veteran's Village (10 funded units out of 53 affordable) was completed in 2019 on infill land on South Escondido Boulevard. Solutions for Change completed construction on a new affordable rental project of 33 units (32 affordable) on an infill site on South Escondido Boulevard in July 2017. Interfaith Community Services rehabilitated a four-unit residential project on Aster Street in the center of the city to be used for low-income households in 2018. CHW rehabilitated 11 HOME affordable units (200 total) on Midway Drive in 2017. The 11-unit project by Habitat in 2015, the 35-unit project by CHW in 2013 and the 44 units by UHC in 2015 all were on infill sites.</p>
<p>1.4 City-Owned Sites - Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>Use City-ownership as a potential inducement for rehabilitation of more affordable housing.</p>	<p>Ongoing</p>	<p>The Housing and Neighborhood Services Division, the Engineering Services Department, the City's Real Property Agent, and other City staff continue to review City-owned properties when they become available as potential sites for redevelopment as affordable housing. The City follows the requirements of AB 1255 for locally owned and surplus lands.</p>
<p>1.5 Density Bonus - Amend Density Bonus Ordinance to be consistent with State law.</p>	<p>Additional housing opportunities for low-and moderate-income households.</p>	<p>Ongoing</p>	<p>City staff completed an amendment to the Zoning Code in 2017 to modify Density Bonus provisions so they are in conformance with state law. The City continues to maintain consistency with State density bonus law, amending the Zoning Code as necessary. Several projects are currently in the pipeline or have been recently completed using Density Bonus provisions, providing additional affordable units.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied - Continue to explore potential rental rehabilitation programs.</p>	<p>Increase opportunities for rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. The program ended after two years. Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program, but there is no program at this time.</p>
<p>2.2 Acquisition/Rehabilitation - Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities.</p>	<p>Additional affordable housing opportunities for lower income households (200 units).</p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority in Escondido during this Housing Element cycle. An RFP in 2014 for affordable housing developers resulted in two affordable rehabilitation developments: 11 acquisition/rehabilitation units in a 200-unit development was completed in 2017, and a 44-unit rehabilitation project was completed in 2015. An RFP in 2017 resulted in a 4-unit affordable rehabilitation project (Aster St) completed in 2018. In addition, CHW rehabilitated an existing 6-unit affordable project during 2019, extending affordability covenants.</p>
<p>2.3 Focus on Neighborhoods - Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.</p>	<p>The concentration of City resources to individual neighborhoods and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. Continue collaboration efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Currently there are 18 recognized neighborhood groups in the City. Project NEAT continues to utilize Community Development Block Grant (CDBG) funding to assist residents in solving their own neighborhood problems at a neighborhood (rather than a Code Enforcement) level, such as maintenance, graffiti, trash. The Neighborhood Transformation Project (NTP) is one effort to join neighborhoods with City Departments to combine resources (funding and sweat equity) in targeted areas to include neighborhood cleanups and public improvements. The City continues a focused approach in neighborhoods using additional strategies to improve neighborhoods by involving residents. Many of the neighborhood activities have been discontinued during the COVID pandemic and stay at home orders.</p>

<p>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.</p>	<p>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.</p>	<p>Ongoing</p>	<p>The City continues to monitor at-risk units, particularly those identified in the Housing Element. This effort is ongoing. The City worked with Community HousingWorks to preserve the affordability of 200 units in Cypress Cove (now Manzanita Apartments) while extending affordability on 11 of the units using HOME funds in 2017. In 2018-2019 the City helped preserve 6 affordable, transitional units at 1203 South Maple Street (Las Casitas) by committing CHDO funds for rehabilitation of the project. Community HousingWorks was approximately 9 years into the affordability period on an acquisition/rehab project, and preserved affordability by rehabilitating a number of structural problems not addressed originally (roof, termites, rot). No at-risk units were lost in 2017, 2018, 2019 or 2020.</p>
<p>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, using federal HOME funds.</p>	<p>Increased homeownership opportunities for lower income households (150 households).</p>	<p>Ongoing</p>	<p>In December 2017 Housing and Neighborhood Services staff met with local real estate professionals to discuss possible impediments to issuing First-time homebuyer loans and possible solutions. The City continues to try to improve the success of the loan program. No HELP loans were funded during 2016, 2017, 2018 or 2019. One new application was received at the end of 2020 and is currently being processed. 4 loans were funded during 2015, 2 during 2014 and 3 during 2013, for a total of 9 first-time homebuyer loans during the period.</p>
<p>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.</p>	<p>Additional homeownership opportunities for low-and moderate-income households (20 households).</p>	<p>Ongoing</p>	<p>Although MCCs remain available to Escondido residents, a local MCC administrator no longer exists and MCCs are not reported locally after 2014.</p>
<p>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.</p>	<p>Provide rental subsidy to 110 very low-income senior/disabled households in mobilehome parks and apartments. Support Rental Assistance to 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.</p>	<p>Ongoing</p>	<p>During 2020, 1,026 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 2,336 households are on the wait list in Escondido. At the end of 2020, 23 senior/disabled households in mobilehome parks and an additional 6 in apartments, for a total of 29, were receiving a monthly rental subsidy from the City of Escondido while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy Program was tightened in 2012 due to the loss of redevelopment funds and the number of monthly subsidies has slowly declined.</p>
<p>3.4 Mobilehome Park Conversion - Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership.</p>	<p>Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.</p>	<p>Ongoing</p>	<p>The City continues to provide technical assistance to mobilehome parks considering conversions to resident ownership. No recent conversions have been requested. The City has been advised on the purchase of an existing mobilehomes park and the potential change of use, although the owner is not currently moving forward. The City continues to manage the remaining City-owned spaces in Escondido Views (4 lots) and Mountain Shadows (21 lots) mobilehome parks.</p>

Attachment 1

<p>3.5 Mobilehome Rent Review - Rent review via the Rent Review Board of applications for increases in mobilehome parks.</p>	<p>Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2020, 3 short-form rent review hearings and no long-form rent review hearings were held. The rent increase request was denied for two of the parks. The average monthly increase approved for the short form application for the other park was \$16.66.</p>
<p>3.6 Fair Housing - Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.</p>	<p>Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants.</p>	<p>Ongoing</p>	<p>In 2020 the City contracted with the Legal Aid Society of San Diego, Inc. to provide Fair Housing Services to Escondido residents, including handling reports of discrimination, and providing counseling and mediation in landlord/tenant disputes. Additionally, during the pandemic there has been a larger number of requests for information about evictions and various moratoriums. City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address regional issues. The City of Escondido has been working collaboratively with other jurisdictions in the San Diego County region to address Fair Housing reporting in compliance with HUD's current requirements.</p>
<p>4.1 Emergency Shelters - Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Consistency with state law. Provision of shelter for families/individuals with special needs.</p>	<p>0-3 years</p>	<p>The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council in October 2013. Staff re-evaluated the size and location of the Overlay in 2015, but left the language unchanged. The City is in compliance with State law. A year round shelter operated by Interfaith Community Services currently operates outside the Overlay area.</p>
<p>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.</p>	<p>Increased housing opportunities for special needs persons.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to define transitional and supportive housing as specified in State law, and to permit both where residential units are otherwise permitted, was completed in June 2017.</p>
<p>4.3 Senior Housing Ordinance - Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p>Increased housing opportunities for seniors.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 2017.</p>

<p>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.</p>	<p>Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The City's Housing Element shows that the City's RHNA can be accommodated. In 2020 it does not appear that the existence of Proposition "S" discouraged or prevented construction of market or affordable units. The City will continue to monitor RHNA progress annually to determine whether growth management policies impact the City's ability to accommodate its affordable housing need.</p>
<p>5.1 Affordable Housing Financing - Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p>Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including federal funding, tax credits, grants and collaboration with non-profit providers.</p>
<p>5.2 Housing Information and Referral - Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.</p>	<p>More effective and targeted housing programs, especially for lower income households.</p>	<p>Ongoing</p>	<p>Housing program and project information is updated as needed and is distributed via a variety of avenues, such as the City website, brochures, mailers and referral cards, and at the senior center and City Hall. Staff continues to seek additional ways to distribute information to the public and updates resources as needed. The City website was most recently overhauled at the beginning of 2018, resulting in an easier to read and use source of housing, fair housing and other information for the public. During the pandemic the City also has placed more information on our website, particularly information on various eviction moratoriums and available assistance. In 2019, the City established the Communications and Community Services Department, which includes a Communications Officer who disseminates information through various media sources. This results in a broader reach of program information. In 2016 the Housing Division and Neighborhood Services Division were merged into the Housing and Neighborhood Services Division under a Housing and Neighborhood Services Manager. This allows for more streamlined assistance to the public.</p>
<p>GOVERNMENT CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING AS IDENTIFIED IN HOUSING ELEMENT</p>	<p>-</p>	<p>-</p>	<p>-</p>

Land Use Controls	Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.	Ongoing	The Downtown Specific Plan was updated in 2013, including increasing residential densities up to 100 du/ac in the downtown core, which should lead to an increase in multi-family units. Revisions are again being planned to make housing production more feasible. The South Escondido Blvd and South Centre City Area Plans were revised and combined to form the S. Centre City Specific Plan, which was completed in 2018. Target areas in Escondido's core incorporate strategies to create a wide range of single- and multi-family residential development, supporting housing choice and opportunities in the City's infill areas. A new East Valley Parkway specific plan, which will accelerate future housing production, is also in the planning stages.
Residential Development Standards	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Ongoing	In 2017 the City's residential zones were consolidated in one place in the Zoning Code to streamline requirements and provide for more consistency. A new category was established (R-5-30), implementing a General Plan designation allowing higher density in transit corridors and shopping/employment areas. The ADU standards are in compliance with State requirements, permitting the development of more affordable units. The City is currently looking into the feasibility of pre-approved plans for ADUs. The City continues to evaluate residential development standards and policies that may directly impact provision of housing for all sectors of the community.
Provision for a Variety of Housing Opportunities	Encourage the development of a variety of housing types for all economic segments of the population.	Ongoing	As documented in the Housing Element, adequate sites are available for a variety of housing types for all economic segments of the population, including high density zones. The Zoning Code has provisions for ADUs, mobilehomes, multi-family dwellings, SROs and residential care facilities. In 2013 the City approved a zoning overlay where emergency shelters are permitted by right. Similar code amendments were completed in 2017 for transitional/supportive housing and senior housing. There are no other known policies or regulations that constrain development of housing for persons with disabilities.
Development Conditions and Fees	The City to periodically review fees to ensure they reflect current impacts and necessary impacts.	Ongoing	Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. The development fees will continue to be reviewed annually and modified as needed to accommodate housing while meeting cost recovery needs.
On- and Off-Site Improvements	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.	Ongoing	Requirements for on- and off-site improvements on residential projects are reviewed periodically for changes that can be made, while ensuring adequate public improvements are made.
Building Codes and Enforcement	Evaluate use and enforcement of building codes	Ongoing	The 2016 California Building Codes and Green Building Standards Code have been adopted by the City. 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.

The dissolution of the California redevelopment agencies in 2012 resulted in a dramatic change to property tax finance. It eliminated the major source of local publically generated dollars earmarked for affordable housing.

The City of Escondido established a Successor Housing Agency (“SHA”) to the City of Escondido Community Development Commission (“CDC”) on January 25, 2012 by the adoption of Resolution No. 2012-16. The majority of the SHA’s assets were transferred from the CDC when it dissolved pursuant to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484). All “rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the agency, excluding any amount in the Low and Moderate Income Housing Fund” were transferred from the CDC to the SHA. The transferred assets consisted of loans made to the CDC and land owned by the CDC. Proceeds from these assets will be deposited into the Low and Moderate Income Housing Asset Fund (“Affordable Housing Fund”).

On January 1, 2014, Senate Bill 341 (“SB 341”) became effective. Senate Bill 341 (chapter 796, Statutes of 2013) previously amended Health and Safety Code (“HSC”) Section 34176 to address particular provisions and functions relating to former “redevelopment agencies” and new “housing successor” entities allowed to elect and assume particular functions of redevelopment agencies (RDAs) dissolved in 2012. SB 341 eliminated the former redevelopment agency annual report requirement due to both the Department of Housing and Community Development (“HCD”) and State Controller while RDAs were active. All successor housing entities are now required to comply with different annual report requirements. In accordance with HSC Section 34176.1(f), specific data must now be reported annually for the Affordable Housing Fund. Senate Bill 107 (chapter 325, Statutes of 2015, effective January 2016) amended HSC Section 34176.1(f) to add a new reporting item and revise one reporting item.

The housing successor shall conduct, and shall provide to its governing body, an independent financial audit of the Low and Moderate Income Housing Asset Fund within six months after the end of each fiscal year, which may be included in the independent financial audit of the host jurisdiction. If the housing successor is a city or county, it shall also include in its report pursuant to Section 65400 of the Government Code and post on its Internet Web site all of the following information for the previous fiscal year.

1	The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
----------	--

During the fiscal year, the City of Escondido received a total of \$3,322,326 for reinstated loan agreements under Code Section 34191.4(b)(3)(A), twenty percent (\$664,465) of which was deposited into the Low and Moderate Income Housing Asset Fund in accordance with Code Section 34191.4(b)(3)(C)

2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.
----------	--

The SHA deposited \$3,736,242 into the Affordable Housing Fund during fiscal year 2019-2020. This consisted of rents, promissory note and loan repayments, reimbursements and interest income.

Revenue Source	Amount
Escondido Views/Mountain Shadows Rents	\$173,350
Former CDC Promissory Note Repayments	\$569,292
Sale of Real Property	\$1,969,237
Interest Income	\$294,089
Other Revenues	<u>\$730,274</u>
	\$3,736,242

3	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.
----------	--

Low and Moderate Housing Funds (as of July 1, 2020)	\$44,987,373
Land Held for Resale	(\$1,969,237)
Loans Receivable	<u>(\$35,107,543)</u>
Available Funds	\$7,910,593

4	<p>A description of expenditures from the fund by category, including, but not limited to, expenditures:</p> <p>(A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a),</p> <p>(B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and</p> <p>(C) for the development of housing pursuant to paragraph (3) of subdivision (a).</p>
----------	--

The SHA spent \$454,342 in FY 2019-2020.

Administrative Expenses (including monitoring)	\$405,949
Homeless Prevention and Rapid Rehousing	\$5,235
Development of Housing	<u>\$0</u>
	\$411,185

5	<p>As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.</p>
----------	--

Real Property	\$1,969,232
Individual mobile home lots at Mountain Shadows and Escondido Views Property located at 542 W 3 rd Avenue & 201 N Pine Street	
Loans Receivable	\$35,107,543
Developer loans and homeowner loans	

6	<p>A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.</p>
----------	--

N/A – no transfers made.

7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project
----------	--

The Successor Housing Agency does not receive or hold property tax revenue pursuant to the ROPS.

8	For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.
----------	---

All real property was acquired prior to February 1, 2012. The Successor Housing Agency must initiate development activities on property acquired by the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset (February 15, 2018).

The Housing Successor Agency was unable to develop two properties owned by the located at 542 W 3rd Avenue & 201 N Pine Street as affordable housing. The City has been in exclusive discussions with a developer since July 2017. Staff anticipates that the property development will be finalized in the next couple of months and that sale of the property will occur before the end of the calendar year. Funds from the sale will be deposited into the Affordable Housing Fund for future development.

9	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.
----------	---

The City of Escondido, as the housing successor agency of the Community Development Commission of the City of Escondido, has no unmet obligations pursuant to Section 33413.

10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).
-----------	--

(a) Subdivision (d) of Section 33334.3 and subdivision (a) of Section 33334.4 shall not apply. Instead, funds received from the successor agency for items listed on the Recognized Obligation Payment Schedule shall be expended to meet the enforceable obligations, and the housing successor shall expend all other funds in the Low and Moderate Income Housing Asset Fund as follows:

(3) (B) If the housing successor fails to comply with the extremely low income requirement in any five-year report, then the housing successor shall ensure that at least 50 percent of these remaining funds expended in each fiscal year following the latest fiscal year following the report are expended for the development of rental housing affordable to, and occupied by, households earning 30 percent or less of the area median income until the housing successor demonstrates compliance with the extremely low income requirement in an annual report described in subdivision (f).

26% of Escondido’s deed restricted affordable units developed in the past 5 years (7/1/2016 – 6/30/2020) have been restricted to extremely low income households earning a maximum of 30% of AMI (37 of 140 units).

Project Name	Affordable Housing Agreement Date	Number of SHA Deed-Restricted Units	Number of Extremely Low-Income (30%) Units
557-563 Aster Place	06/08/2017	0	0
Windsor Gardens	08/07/2019	130	33
Veterans Villas	07/01/2020	10	4

11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.
-----------	---

26% of the affordable units developed in the past 10 years (7/1/2010 – 6/30/2020) by the former redevelopment agency (Community Development Commission of the City of Escondido), housing successor agency, and the City of Escondido (predominantly using federal HOME funds) have been restricted to seniors (130 of 500 units).

Project Name	Afford. Housing Agreement Date	Number of Units	Age Restrictions
Avocado Court Crossings @ Escondido Manor	03/07/2012	36	None
Cypress Cove	04/15/2015	44	None
Solutions Escondido	08/06/2015	200	None
557-563 Aster Place	12/17/2015	33	None
Windsor Gardens	06/08/2017	4	None
Veterans Villas	08/07/2019	130	62+
	07/01/2020	53	None

12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus and the housing successor's plan for eliminating the excess surplus.
-----------	---

The Successor Housing Agency has an excess surplus of \$5,233,419. The Successor Housing Agency had an excess surplus in 2018 (\$2,309,797) and 2019 (\$4,009,191).

The Escondido Successor Housing Agency is committed to using these funds to develop affordable housing. \$4,000,000 of the excess surplus is conditionally committed to a new construction project, and \$1,000,000 was expended in July 2020 on a second new construction project.

In March 2019, the City released an Request for Proposals seeking to provide long-term affordable rental housing or first-time homebuyer opportunities on March 21, 2019. Three proposals were received. On July 17, 2019, City Council approved funds for all three projects. National CORE received a commitment not to exceed \$3,178,000 for the acquisition and rehabilitation of a 71-unit market rate development dependent on receiving commitments from other funding sources. This project was terminated in December 2019 by the developer. Veterans Village of San Diego received a commitment of \$1,000,000 from the Affordable Housing Fund for the construction a new 54-unit development on South Escondido Blvd in Escondido. These funds were expended in early July 2020. San Diego Habitat for Humanity also received HOME predevelopment funding for 10 units of ownership housing (\$1,000,000 in HOME funds were conditionally committed to construction in December 2019).

A new RFP was release on March 26, 20220. On July 25, 2020, City Council conditionally committed \$4,000,000 to Valley Senior Village Apartments, a 50-unit new construction senior affordable housing development which will include 25 units reserved

for homeless households. Predevelopment has proceeded as anticipated. The project has been awarded County funds and will apply for 9% tax credits in March 2021.

13	<p>An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following:</p> <ul style="list-style-type: none">(A) The number of those units(B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund(D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.
----	--

See attached Successor Housing Agency Homeownership Inventory.

SUCCESSOR HOUSING AGENCY HOMEOWNERSHIP INVENTORY

Fiscal Year	LOANS CLOSED PRIOR TO FEB 2012						LOANS CLOSED AFTER FEB 2012			LOANS CLOSED FY 2012/13			LOANS CLOSED FY 2013/14			LOANS CLOSED FY 2014/15			LOANS CLOSED FY 2015/16																				
	1121 FTHB LOANS (>80% AMI)																																						
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale																		
1992-93	0	178,050	10	10	(178,050)																																		
1996-97																																							
1999-00	1	216,000	36	34	(204,000)	1	(6,000)																																
2000-01	0	276,000	46	46	(276,000)																																		
2001-02	1	90,000	15	12	(72,000)	2	(12,000)																																
2002-03	1	290,000	29	23	(230,000)	4	(40,000)																																
2003-04	1	150,000	15	10	(100,000)	2	(20,000)	1	(10,000)									1	(10,000)																				
2004-05	1	50,000	2																		1	(25,000)																	
2005-06	0	50,000	2					1	(25,000)																														
2006-07	4	400,000	16			1	(25,000)			3	(75,000)		2	(50,000)		(13,000)	2	(50,000)	2	(37,000)		(12,000)	1	(13,000)															
2007-08	22	1,350,000	54	1	(25,000)	4	(100,000)			1	(25,000)		1	(25,000)		2	(50,000)	1	(25,000)		3	(75,000)	5	(125,000)															
2008-09	24	1,592,365	128	9	(104,600)	13	(145,750)			5	(50,185)	1	(25,000)			14	(169,695)	2	(30,000)	10	(120,505)	2	(16,250)	12	(133,500)														
2009-10	15	840,732	71			6	(71,875)			1	(12,086)		1	(9,200)		7	(94,995)			11	(135,474)	1	(7,857)	8	(80,599)														
2010-11	10	634,605	50			2	(31,740)						5	(67,350)		5	(58,350)			8	(90,295)		6	(75,050)															
2011-12	12	412,753	34			4	(44,750)									3	(38,100)			6	(71,113)		4	(55,400)															
Totals		6,530,505	508	145	(1,189,650)	39	(497,115)	1	(10,000)	0	(87,271)	6	(150,000)	0	0	21	(271,245)	2	(50,000)	2	(30,000)	27	(374,950)	5	(91,250)	2	(37,000)	40	(505,382)	1	(10,000)	1	(7,857)	35	(489,939)	1	(25,000)	1	(13,000)

92

1,499,703

1106 FTHB LOANS (<80% AMI)																					
Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	
1996-97	1	51,310	20	19	(48,310)																
2008-09	5	375,000	15			2	(50,000)			1	(25,000)				2	(50,000)					
Totals		426,310	35	19	(48,310)	2	(50,000)	0	0	0	(25,000)	0	0	0	2	(50,000)	0	0	0	0	0

6

128,000

		LOANS CLOSED PRIOR TO FEB 2012					LOANS CLOSED AFTER FEB 2012			LOANS CLOSED FY 2012/13			LOANS CLOSED FY 2013/14			LOANS CLOSED FY 2014/15			LOANS CLOSED FY 2015/16		
		1131 ESC VIEWS/MTN SHADOW LOTS																			
		Loans Issued	Paid in Full	Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
2002-03	2	380,536	8	6	(284,315)																
2003-04	8	946,833	19	8	(391,039)					1	(48,300)				1	(49,594)			1	(49,594)	
2004-05	3	422,024	7	4	(238,003)																
		1,749,393			(913,357)	0	0	0	0		(48,300)	0	0		(49,594)	0	0		(49,594)	0	0
		34	18	0	0	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0	0
<u>12</u>		<u>641,951</u>																			

		1102 MTN SHADOWS MPROP LOANS																			
		Loans Issued	Paid in Full	Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1991-1994	9	1,164,676	53	38	(856,606)	1	(11,100)	2	(23,137)	1	(4,395)		1	(37,937)		1	(41,053)				
		1,164,676			(856,606)	0	(11,100)	2	(23,137)	(4,395)	0	0	(37,937)	0	0	(41,053)	0	0	0	0	0
		53	38	0	1	2	1	0	0	0	1	0	1	0	0	0	0	0	1	(4,800)	0
<u>8</u>		<u>185,648</u>																			

		1101 ESCONDIDO VIEWS MPROP LOANS																			
		Loans Issued	Paid in Full	Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1991-1994	12	1,335,678	69	43	(857,438)	5	(67,251)	1	(1,244)	2	(40,824)		2	(69,499)		1	(9,063)		1	(22,076)	
		1,335,678			(857,438)	0	(67,251)	1	(1,244)	(40,824)	0	0	(69,499)	0	0	(9,063)	0	0	(22,076)	0	0
		69	43	0	5	1	2	0	0	0	2	0	1	0	0	1	0	0	1	(22,566)	0
<u>12</u>		<u>226,684</u>																			

		1127 RANCHO ESCONDIDO MPROP LOANS																			
		Loans Issued	Paid in Full	Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1987	0	355,224	32	25	(276,614)	5	(51,973)	1	(4,302)												
		355,224			(276,614)	0	(51,973)	1	(4,302)	0	0	0	0	0	0	0	0	0	0	0	0
		32	25	0	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>0</u>		<u>0</u>																			



INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
of the City of Escondido
Escondido, California

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Escondido, California (the "City"), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of California Center for the Arts, Escondido Foundation (the "Foundation"), which represent 100%, 100%, and 100%, respectively, of the assets, net position, and revenues of the aggregate discretely presented component unit. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Foundation, is based solely on the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

4365 Executive Drive, Suite 710, San Diego, California 92122

Tel: 858-242-5100 • Fax: 858-242-5150

59
www.pungroup.com

To the Honorable Mayor and Members of the City Council
of the City of Escondido
Escondido, California
Page 2

Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of June 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Budgetary Comparison Schedules, Schedules of Changes in Net Pension Liability and Related Ratios, and Schedules of Plan Contributions on pages 19 through 32 and 104 through 115 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Introductory Section, Combining and Individual Nonmajor Fund Financial Statements and Budgetary Comparison Schedules, and Statistical Section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Combining and Individual Nonmajor Fund Financial Statements and Budgetary Comparison Schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining and Individual Nonmajor Fund Financial Statements and Budgetary Comparison Schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The Introductory and Statistical Sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

To the Honorable Mayor and Members of the City Council
of the City of Escondido
Escondido, California
Page 3

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

The PwC Group, LLP

San Diego, California
December 29, 2020

Attachment 1
CITY OF ESCONDIDO

Balance Sheet
Governmental Funds
June 30, 2020

	Major Funds			Total Governmental Funds
	General	Successor Agency Housing	Nonmajor Governmental Funds	
ASSETS				
Cash and investments	\$ 25,155,720	\$ 7,902,829	\$ 36,624,035	\$ 69,682,584
Receivables (net):				
Accounts	3,414,235	-	9,311	3,423,546
Interest	91,321	10,147,236	5,969,345	16,207,902
Taxes	8,301,178	-	46,340	8,347,518
Loans	11,000,000	35,107,543	17,730,711	63,838,254
Due from other governments	398,510	-	4,801,244	5,199,754
Due from Successor Agency	10,221,613	-	1,018,427	11,240,040
Due from other funds	1,239,077	-	-	1,239,077
Inventory, at cost	-	-	32,376	32,376
Prepaid expenditures	-	-	11,761	11,761
Deposits	-	-	119,194	119,194
Land held for resale	-	1,969,237	-	1,969,237
Advances to other funds	-	-	200,000	200,000
Restricted assets:				
Cash and investments	13,572,027	-	-	13,572,027
Cash and investments with fiscal agent	-	-	81	81
Total Assets	\$ 73,393,681	\$ 55,126,845	\$ 66,562,825	\$ 195,083,351
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,493,934	\$ 3,900	\$ 2,943,852	\$ 4,441,686
Deposits payable	10,547,011	7,500	2,622,043	13,176,554
Retentions payable	-	-	379,158	379,158
Accrued expenditures	3,166,489	10,034	98,557	3,275,080
Due to other funds	-	-	1,239,077	1,239,077
Unearned revenue	-	-	2,876,611	2,876,611
Advances from other funds	200,000	-	-	200,000
Total Liabilities	15,407,434	21,434	10,159,298	25,588,166
Deferred Inflows of Resources:				
Unavailable revenue	20,897,548	10,118,038	8,094,770	39,110,356
Total Deferred Inflows of Resources	20,897,548	10,118,038	8,094,770	39,110,356
Fund Balances:				
Nonspendable	1,865,098	-	294,171	2,159,269
Restricted	13,572,027	44,987,373	48,765,758	107,325,158
Committed	17,392,319	-	764,863	18,157,182
Assigned	2,364,520	-	-	2,364,520
Unassigned (deficit)	1,894,735	-	(1,516,035)	378,700
Total Fund Balances	37,088,699	44,987,373	48,308,757	130,384,829
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 73,393,681	\$ 55,126,845	\$ 66,562,825	\$ 195,083,351

Attachment 1
CITY OF ESCONDIDO

**Reconciliation of the Governmental Funds Balance Sheet
to the Government-Wide Statement of Net Position
June 30, 2020**

Fund balances for governmental funds		\$ 130,384,829
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.		
Amount reported in government-wide statement of net position:		
Capital assets, not being depreciated	\$ 79,453,559	
Capital assets, being depreciated, net	211,748,607	
Less: amount reported in internal services fund	(9,304,759)	281,897,407
A portion of the unavailable revenue is not available to pay for current-period expenditures and, therefore, is not recognized in the funds.		
		39,110,354
Internal service funds are used by management to charge the costs of activities involved in rendering services to departments within the City. The assets and liabilities of the internal service funds are included in the Statement of Net Position.		
Total internal service fund net position	\$ 11,640,711	
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	941,972	12,582,683
Noncurrent liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds. Noncurrent liabilities allocated from internal service funds are included in the internal service fund adjustment above.		
Compensated absences	\$ (7,358,678)	
Claims payable	(17,875,600)	
Loans	(2,258,338)	
Leases	(1,423,757)	
Bonds	(58,115,000)	
Bond premium	(6,962,123)	
Bond discount	5,876	
Deferred gain on refunding	(343,460)	
Deferred loss on refunding	35,024	
Less: amount reported in internal services fund	18,519,839	(75,776,217)
Net pension liability is not due and payable in the current period and therefore is not reported in the governmental funds. The net pension liability allocated from internal service funds are included in the internal service fund adjustment above.		
Aggregate net pension liability	(211,657,506)	
Less: amount reported in internal services fund	10,706,977	(200,950,529)
Deferred outflows and deferred inflows of resources related to pensions are not available for current period and, therefore, are deferred in the governmental funds or not recorded in the governmental funds		
Deferred outflows of resources related to pensions	30,940,979	
Deferred inflows of resources related to pensions	(2,670,492)	
Less: amount reported in internal services fund	(1,126,519)	27,143,968
Interest payable on noncurrent liabilities is not accrued in governmental funds, but rather is recognized as an expenditure when due.		
		(1,006,610)
Net position of governmental activities		\$ 213,385,885

Attachment 1
CITY OF ESCONDIDO

Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2020

	Major Funds			Total Governmental Funds
	General Fund	Successor Agency Housing	Nonmajor Governmental Funds	
Revenues:				
Sales tax	\$ 36,651,485	\$ -	\$ -	\$ 36,651,485
Property taxes	29,273,988	-	4,686,979	33,960,967
Other taxes	13,095,121	-	6,155,718	19,250,839
Licenses and permits	923,125	-	-	923,125
Fines and forfeits	1,122,485	-	-	1,122,485
Intergovernmental	3,763,506	104	13,202,826	16,966,436
Charges for services	12,205,412	-	2,108,796	14,314,208
Special assessments	-	-	852,395	852,395
Lease income	3,655,490	173,350	-	3,828,840
Investment income	1,748,730	676,837	1,159,579	3,585,146
Miscellaneous	1,892,987	28,809	187,730	2,109,526
Total Revenues	104,332,329	879,100	28,354,023	133,565,452
Expenditures:				
Current:				
General government	6,713,939	-	1,240,000	7,953,939
Public safety	71,209,683	-	2,061,485	73,271,168
Public works	12,321,692	-	6,836,081	19,157,773
Community services	9,896,106	-	2,382,369	12,278,475
Community development	4,008,120	882,668	496,062	5,386,850
Capital outlay	231,525	-	7,923,709	8,155,234
Debt service:				
Principal retirements	536,335	-	2,281,024	2,817,359
Interest and fiscal charges	94,017	-	2,930,639	3,024,656
Total Expenditures	105,011,417	882,668	26,151,369	132,045,454
Excess (Deficiency) of Revenues Over Expenditures	(679,088)	(3,568)	2,202,654	1,519,998
Other Financing Sources (Uses):				
Sale of capital assets	4,135,540	-	-	4,135,540
Transfers in	2,102,550	689,465	1,648,730	4,440,745
Transfers (out)	(2,249,405)	-	(2,802,340)	(5,051,745)
Total Other Financing Sources (Uses)	3,988,685	689,465	(1,153,610)	3,524,540
Net Change in Fund Balance	3,309,597	685,897	1,049,044	5,044,538
Fund Balances:				
Beginning of Year	33,779,102	44,301,476	47,259,713	125,340,291
End of Year	<u>\$ 37,088,699</u>	<u>\$ 44,987,373</u>	<u>\$ 48,308,757</u>	<u>\$ 130,384,829</u>

Attachment 1
CITY OF ESCONDIDO

**Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and
Changes in Fund Balances to the Government-Wide Statement of Activities
For the Year Ended June 30, 2020**

Net change in fund balances - total governmental funds: \$ 5,044,538

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of these assets are allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays, contributed capital assets, retirements, and capital related expenditures exceeded depreciation in the current period. Capital asset activity from internal service funds are reported in the internal service activity below.

Capital outlay	\$ 8,155,234	
Depreciation, net of \$2,699,213 from Internal Service Funds	(12,198,682)	
Contributed capital assets	<u>1,854,305</u>	
		(2,189,143)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 10,739,197

Internal service funds are used by management to charge the costs of activities involved in rendering services to departments within the City. The net revenue of internal service funds was reported with governmental activities.

Total internal service fund change in net position	\$ 1,578,844	
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	<u>341,450</u>	
		1,920,294

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction however, has any effect on net assets.

Change in compensated absences	\$ (446,289)	
Change in pension liability	(14,933,815)	
Principal retirements	2,817,359	
Accrued interest	<u>493,273</u>	
		<u>(12,069,472)</u>

Change in net position of governmental activities \$ 3,445,414

**City of Escondido Community Development Commission
Excess Surplus Calculation
For the Fiscal Year Ended June 30, 2020**

	Low and Moderate Housing Funds All Project Areas June 30, 2019	Low and Moderate Housing Funds All Project Areas June 30, 2020
Opening Fund Balance	\$ 44,301,476	\$ 44,987,373
Less Unavailable Amounts:		
Land held for resale	\$ (1,969,237)	\$ (1,969,237)
Loans Receivable	<u>(35,711,236)</u>	<u>(35,107,543)</u>
	<u>(37,680,473)</u>	<u>(37,076,780)</u>
Available Housing Successor Funds	\$ 6,621,003	\$ 7,910,593
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amount deposited for last four years:		
2019 - 2020	\$ -	\$ 685,897
2018 - 2019	874,408	874,408
2017 - 2018	604,084	604,084
2016 - 2017	512,785	512,785
2015 - 2016	620,535	-
Total	<u>\$ 2,611,812</u>	<u>\$ 2,677,174</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>2,611,812</u>	<u>2,677,174</u>
Computed Excess/Surplus	<u>\$ 4,009,191</u>	<u>\$ 5,233,419</u>

2020 ESCONDIDO Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 §6202)

APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
230-141-01	Washington Avenue and Ash Street	Vacant	0	Surplus Land	3.25	Parcel designated as Surplus Land by City Council
234-240-05	South Citrus Ave	Vacant	0	Surplus Land	3.5	None
233-082-03	235 E Grand Ave	Commercial	0	Exempt Surplus Land	0.04	In escrow, due to close March 2021. Exempt Surplus Land (GC 54221(f)(1)(B))