CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, APRIL 08, 2026

4:00 PM - Closed Session (City Attorney Conference Room)
5:00 PM - Regular Session
Escondido City Council Chambers, 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR CITY COUNCIL MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the City Council and the action recommended by City staff.

MAYOR
Dane White

DEPUTY MAYOR
Joe Garcia (District 2)

COUNCILMEMBERS
Consuelo Martinez (District 1)
Christian Garcia (District 3)
Judy Fitzgerald (District 4)

CITY MANAGER
Sean McGlynn

CITY ATTORNEY
Michael McGuinness

CITY CLERK
Zack Beck

HOW TO WATCH

The City of Escondido provides three ways to watch a City Council meeting:

In Person
201 N. Broadway

On TV
Cox Cable Channel 19 and U-verse Channel 99

Online
www.escondido.gov

CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, APRIL 08, 2026

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the City Council during a meeting:

In Person	In Writing
	
Fill out Speaker Slip and Submit to City Clerk	escondido-ca.municodemeetings.com

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable to city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, APRIL 08, 2026

CLOSED SESSION
4:00 PM

CALL TO ORDER

1. Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION

I. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8)

a. Property: 340 N. Escondido Blvd., Escondido (California Center for the Arts, Escondido)
Agency negotiator: Sean McGlynn, City Manager, or designees
Negotiating Party: California Center for the Arts Foundation
Under Negotiation: Terms of Management Agreement

ADJOURNMENT

CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, APRIL 08, 2026

REGULAR SESSION
5:00 PM Regular Session

MOMENT OF REFLECTION

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

FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

CALL TO ORDER

Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

PROCLAMATION

Community Development Week

PRESENTATION

Police Department Restructure Presentation

CLOSED SESSION REPORT

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

CONSENT CALENDAR

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

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)**

2. **APPROVAL OF WARRANT REGISTER**
Request the City Council approve the City Council and Housing Successor Agency warrants issued between March 23, 2026 to March 29, 2026.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

3. **APPROVAL OF MINUTES: None**

4. **WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**

5. **PL25-0333 – EMERGENCY OUT-OF-AGENCY SEWER SERVICE AGREEMENT AND ESTABLISHMENT OF RESIDENTIAL ESTATE PREZONING FOR 2417 HAAS STREET**
Request the City Council adopt Resolution No. 2026-59, authorizing the Mayor to execute an emergency Out-of-Agency Sewer Service Agreement for an approximate 1.09-acre unincorporated property located at 2417 Haas Street (APN 239-330-66-00), and establishing prezoning for the property as Residential Estate (RE-40) in anticipation of a future annexation.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Robert Barry, AICP, Senior Planner

a) Resolution No. 2026-59

6. **PL25-0131 – EMERGENCY OUT-OF-AGENCY SEWER SERVICE AGREEMENT AND ESTABLISHMENT OF RESIDENTIAL ESTATE PREZONING FOR 3216 NORTH BROADWAY**
Request the City Council adopt Resolution No. 2026-58, authorizing the Mayor to execute an emergency Out-of-Agency Sewer Service Agreement for an approximate 1.23-acre unincorporated property located at 3216 North Broadway (APN 187-500-59-00), and establish prezoning for the property as Residential Estate (RE-40) in anticipation of future annexation.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Robert Barry, AICP, Senior Planner

a) Resolution No. 2026-58

7. PL24-0263 – OUT-OF-AGENCY SEWER SERVICE AGREEMENT AND ESTABLISHMENT OF RESIDENTIAL ESTATE PREZONING FOR 452 BEAR VALLEY PARKWAY

Request the City Council adopt Resolution No. 2026-57, authorizing the Mayor to execute an Out-of-Agency Sewer Service Agreement for an approximate 0.62-acre unincorporated property located at 452 Bear Valley Parkway (APN 239-060-05-00), and establishing prezoning for the property as Residential Estate (RE-20) in anticipation of a future annexation.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director Development Services)

Presenter: Robert Barry, AICP, Senior Planner

a) Resolution No. 2026-57

PUBLIC HEARINGS

8. PL26-0088: RESOLUTION NO. 2026-64 AUTHORIZING REVOCATION OF CONDITION OF APPROVAL SPECIFIED IN EXHIBIT "E" OF RESOLUTION NO. 2024-183R PERTAINING TO CONDITIONAL USE PERMIT PH19-0049

Request the City Council adopt Resolution No. 2026-64 revoking Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R approved by the City Council on December 4, 2024 subject to the following conditions: a) payment to the City of a one-time fee of $50,000; and b) full and complete assignment to the City of previously approved traffic signal plans for the Rock Springs Road and Lincoln Avenue intersection.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Kevin Snyder, AICP, Development Services Director

a) Resolution No. 2026-64

9. PUBLIC HEARING TO CONSIDER A SECOND SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO ALLOCATE HOME FUNDS TO VALLEY CREEK SENIOR APARTMENTS, AN AFFORDABLE HOUSING DEVELOPMENT PROJECT

Request the City Council of the City of Escondido conduct a public hearing and adopt Resolution No. 2026-50 amending the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to allocate HOME funds to Valley Creek Senior Apartments, an affordable housing development project.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenters: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst

a) Resolution No. 2026-50

CURRENT BUSINESS

10. PL26-0005 – THE GENERAL PLAN'S 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

Request for the City Council to receive and file the 2025 calendar year ("CY") annual progress report for the General Plan Housing Element ("Housing Element APR").

Staff Recommendation: Receive and File (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Pricila Roldan, Associate Planner

11. ADOPTION OF A DONATION POLICY FOR REVIEWING GIFTS OFFERED TO THE CITY OF ESCONDIDO

Request the City Council adopt Resolution No. 2026-45 to approve the Donation Policy establishing a formal, Citywide framework for evaluating, accepting, declining, documenting, and acknowledging donations to the City of Escondido.

Staff Recommendation: Approval (City Manager's Office: Christopher McKinney, Deputy City Manager)

Presenter: Nicole Lindsay, Management Analyst

a) Resolution No. 2026-45

12. ANIMAL CONTROL SERVICES AGREEMENT OPTIONS

Request the City Council provide direction on the City's current Animal Services Agreement with the San Diego Humane Society (SDHS) for animal control services.

Staff Recommendation: Provide Direction (Police Department: Ken Plunkett, Chief of Police)

Presenter: Ken Plunkett, Chief of Police

13. DESIGNATION OF ENFORCEMENT AUTHORITY FOR THE ESCONDIDO CAMPAIGN CONTROL ORDINANCE

Request the City Council adopt Resolution No. 2026-46 designating Christina M. Cameron, Esq. and the law firm of Devaney Pate Morris & Cameron, LLP, as the enforcement authority for the Escondido Campaign Control Ordinance for the 2026 Municipal Election as required by Escondido Municipal Code Section 2-110.5(c).

Staff Recommendation: Approval (City Attorney's Office: Michael McGuinness, City Attorney)

Presenter: Michael R. McGuinness, City Attorney

a) Resolution No. 2026-46

FUTURE AGENDA

14. FUTURE AGENDA

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S REPORT

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

ORAL COMMUNICATIONS

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ADJOURNMENT

UPCOMING MEETING SCHEDULE

Wednesday, April 15, 2026 4:00 & 5:00 PM Closed Session, Regular Meeting, *Council Chambers*
Wednesday, May 06, 2026 4:00 & 5:00 PM Closed Session, Regular Meeting, *Council Chambers*

SUCCESSOR AGENCY

Members of the Escondido City Council also sit as the Successor Agency to the Community Development Commission, Escondido Joint Powers Financing Authority, and the Mobilehome Rent Review Board.

CEQA STATEMENT

Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA under Guideline Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065

Consent Item No. 1 **April 08, 2026**

A F F I D A V I T S

OF

I T E M

P O S T I N G –

- **CONDITIONAL USE PERMIT (CUP) MODIFICATION TERMINATING TRAFFIC SIGNAL INSTALLATION STIPULUATION SPECIFIED IN EXHIBIT "E" OF CITY COUNCIL RESOLUTION NO. 2024-183R – CASE NO. PL26-0088**

- **APPROVE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN**

Docusign Envelope ID: 8F376E0E-8478-4B51-8E56-382BDBFB1819

CITY OF ESCONDIDO
OFFICE OF THE
CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4617

NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California at **5:00 p.m.** on **Wednesday, April 8, 2026** to consider the item listed below:

CONDITIONAL USE PERMIT (CUP) MODIFICATION TERMINATING TRAFFIC SIGNAL INSTALLATION STIPULUATION SPECIFIED IN EXHIBIT "E" OF CITY COUNCIL RESOLUTION NO. 2024-183R – CASE NO. PL26-0088

REQUEST: The request is for the modification to a previously approved Conditional Use Permit (PHG19-0049) to terminate a condition of approval requiring the developer of the Project further described below to pay $560,000 of the construction cost of a new traffic signal at the intersection of Rock Springs Road and Lincoln Avenue as specified in Exhibit "E" of Resolution No. 2024-183R adopted by the City Council on December 4, 2024. The previously approved Conditional Use Permit (PHG19-0049) entitled the Project site for development of a gasoline service station and convenience store with concurrent sale of alcoholic beverages (beer and wine). The Project also included previous adoption of environmental documentation prepared for the Project.

PROPERTY SIZE AND LOCATION: The 1.14-acre site is composed of two parcels located at the northwest corner of West Mission Avenue and Rock Springs Road. The site is addressed as 900 West Mission Avenue, Escondido, CA 92025 (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00).

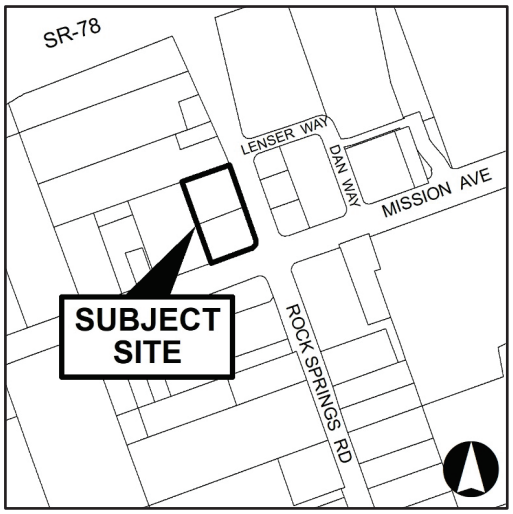
ENVIRONMENTAL STATUS: In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration was previously prepared. None of conditions identified in Section 15162 (Subsequent EIRS and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration.

PLANNING COMMISSION ACTION: Because the request is directly related to previous action taken by the City Council, this item will be heard directly by the City Council with no prior Planning Commission review and recommendation.

If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: https://escondido.gov/820/Americans-with-Disabilities-Act



The staff report will be available on the City's website at https://escondido-ca.municodemeetings.com/ on or around Thursday, April 2, 2026. **For additional information, please contact Kevin Snyder, AICP, Development Services Director, at 760-839-4801, or via email at kevin.snyder@escondido.gov, and refer to Case No. PL26-008.**

DocuSigned by:
Zack Beck
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Zack Beck, City Clerk
City of Escondido
DATED: March 26, 2026

Published in THE ESCONDIDO TIMES ADVOCATE: 3/26/26

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CITY OF ESCONDIDO

NOTICE OF PUBLIC HEARING
APPROVE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on **Wednesday, April 08, 2026 at 5 p.m**. in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, CA 92025, to approve the amended 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to allocate HOME funding to Valley Creek Senior Apartments, an Affordable Housing Development Project.

The City of Escondido welcomes and encourages community feedback and participation.

If you challenge the item described above in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Escondido City Council at or prior to the hearing.

The City of Escondido remains committed to complying with the Americans with Disabilities Act ("ADA"). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: https://www.escondido.gov/417/Risk-Safety-ADA.

PUBLIC COMMENT: If you would like to register your position without attending the City Council meeting in person, you may do so using this link: https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment.
All comments received from the public will be made a part of the record of the meeting.

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Zack Beck
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Published in THE ESCONDIDO TIMES ADVOCATE: 3/26/26

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CIUDAD DE ESCONDIDO

AVISO DE AUDIENCIA PÚBLICA

REVISIÓN Y MODIFICACIÓN SUSTANCIAL AL PLAN CONSOLIDADO 2025-2029 Y PLAN DE ACCION ANUAL 2025-2026

POR MEDIO DEL PRESENTE AVISO SE NOTIFICA que el Concejo Municipal de Escondido realizará una audiencia pública el **miércoles 08 de abril de 2026 a las 5 p.m.** en la Sala Consistorial del Concejo Municipal, Ayuntamiento de Escondido, 201 North Broadway, Escondido, CA 92025, para aprobar el Plan Consolidado 2025-2029 y el Plan de Acción Anual 2025, a fin de asignar fondos del programa HOME a Valley Creek Senior Apartments, un proyecto de apartamentos para personas mayores con bajos ingresos.

La Ciudad de Escondido invita a la comunidad a participar y compartir sus comentarios.

Si cuestiona el asunto descrito anteriormente ante una corte, podría quedar limitado a proponer sólo aquellos asuntos que usted o alguien más haya propuesto en la audiencia pública señalada en este aviso, o en la correspondencia escrita entregada al Concejo Municipal de Escondido durante o antes de la audiencia.

La Ciudad de Escondido sigue comprometida a cumplir con la Ley de Estadounidenses con Discapacidades (ADA). Las personas calificadas con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesiten adecuaciones están invitadas a presentar sus solicitudes a la Ciudad llenando un Formulario de Solicitud de Adecuaciones o un Formulario de Solicitud de Apoyo de Inclusión para Menores, o llamando al 760-839-4643, preferiblemente al menos 72 horas antes del evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en: https://www.escondido.gov/417/Risk-Safety-ADA.

COMENTARIO PÚBLICO: S i desea expresar su opinión sin asistir en persona a la reunión del Concejo Municipal, puede hacerlo usando este enlace: https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment. Todos los comentarios recibidos del publico formaran parte del registro oficial de la junta.

DocuSigned by:
Zack Beck
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Published in THE ESCONDIDO TIMES ADVOCATE: 3/26/26

STAFF REPORT

April 08, 2026
File Number 0400-40

SUBJECT

APPROVAL OF WARRANT REGISTER

DEPARTMENT

Finance

RECOMMENDATION

Approval for City Council and Housing Successor Agency warrants issued between March 23, 2026 to March 29, 2026

Staff Recommendation: Approval (Finance Department: Christina Holmes)

ESSENTIAL SERVICE – Internal requirement per Municipal Code Section 10

COUNCIL PRIORITY –

FISCAL ANALYSIS

The total amount of the warrants for the following periods are as follows:

Dates	03/23/2026 to 03/29/2026
Total	$3,445,383.62
Number of Warrants	197

BACKGROUND

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.

Consent Item No. 3 **April 08, 2026**

A P P R O V A L

O F

M I N U T E S

STAFF REPORT

ITEM NO. 4

SUBJECT

WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –

ANALYSIS

The City Counci/RRB has adopted a policy that is sufficient to read the title of ordinances at the time of introduction and adoption, and that reading of the full text of ordinances and the full text and title of resolutions may be waived.

Approval of this consent calendar item allows the City Council/RRB to waive the reading of the full text and title of all resolutions agendized in the Consent Calendar, as well as the full text of all ordinances agendized in either the Introduction and Adoption of Ordinances or General Items sections. **This particular consent calendar item requires unanimous approval of the City Council/RRB.**

Upon approval of this item as part of the Consent Calendar, all resolutions included in the motion and second to approve the Consent Calendar shall be approved. Those resolutions removed from the Consent Calendar and considered under separate action may also be approved without the reading of the full text and title of the resolutions.

Also, upon the approval of this item, the Mayor will read the titles of all ordinances included in the Introduction and Adoption of Ordinances section. After reading of the ordinance titles, the City Council/RRB may introduce and/or adopt all the ordinances in one motion and second.

RECOMMENDATION

Staff recommends that the City Council/RRB approve the waiving of reading of the text of all ordinances and the text and title of all resolutions included in this agenda. Unanimous approval of the City Council/RRB is required.

Respectfully Submitted,

Zack Beck
City Clerk

STAFF REPORT

April 8, 2026
File Number 0600-10; A-3585

SUBJECT

PL25-0333 – EMERGENCY OUT-OF-AGENCY SEWER SERVICE AGREEMENT AND ESTABLISHMENT OF RESIDENTIAL ESTATE PREZONING FOR 2417 HAAS STREET

DEPARTMENT

Development Services Department, Planning Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-59, authorizing the Mayor to execute an emergency Out-of-Agency Sewer Service Agreement for an approximate 1.09-acre unincorporated property located at 2417 Haas Street (APN 239-330-66-00), and establishing prezoning for the property as Residential Estate (RE-40) in anticipation of a future annexation.

Staff Recommendation: Approval (Development Services: Kevin Snyder, Director of Development Services)

Presenter: Robert Barry, AICP, Senior Planner

ESSENTIAL SERVICE – Yes, Sewer; Public Works/Infrastructure

COUNCIL PRIORITY –

FISCAL ANALYSIS

The property owner will be responsible for payment of all City and Local Agency Formation Commission ("LAFCO") fees associated with the Out-of-Agency Service Agreement, anticipated annexation of the property, connection to the City's sewer system, and ongoing sewer service charges.

PREVIOUS ACTION

None

BACKGROUND

The Out-of-Agency Service Agreement is required for unincorporated property owners requesting connection to City sewer when outside of the City's boundary but located inside of the City's sphere of influence and in anticipation of a future annexation.

CITY of ESCONDIDO

STAFF REPORT

Government Code Section 56133 allows a city to provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from LAFCO. The subject Emergency Out-of-Agency Sewer Service Agreement has been requested by the property owner in response to a documented failure of the existing single-family residence's underground septic disposal system.

The subject unincorporated property is addressed as 2417 Haas Street (APN 239-330-66-00) and is located within the Escondido Sphere of Influence, but is not contiguous with the Escondido City boundary (Attachment "1"). The 1.09-acre property was developed in 1990 with one existing single-family residence utilizing an underground septic disposal system.

In a letter dated November 12, 2025, the San Diego County Department of Environmental Health ("DEH") confirmed that the existing septic system has failed and there is limited usable area available for a compliant replacement system (Attachment "2"). DEH has requested connection of the property to the Escondido sewer system "as soon as possible."

The unincorporated parcel is designated as Estate I (E1) in the Escondido General Plan, which allows up to one dwelling unit per 1, 2, 4, or 20 acres, dependent on slope, with a minimum lot size of 40,000 square-feet. Establishment of prezoning is a LAFCO prerequisite for future annexation of the property to Escondido. Therefore, a prezone designation of Residential Estate (RE-40) is recommended as it correlates with the existing General Plan designation for the property (Attachment "3").

The subject Out-of-Agency Sewer Service Agreement (Exhibit "A" to Resolution No. 2026-59) includes conditions requiring the property owner to: initiate future annexation proceedings with LAFCO and submit all required application materials and fees; agree to an Irrevocable Offer of Annexation, in which the owner and future owners agree to not oppose annexation to the City; and pay all associated City and LAFCO annexation fees. Formal annexation of the property will occur at a later time per the agreement.

San Diego LAFCO policy requires a proposed out-of-agency service agreement to be initiated by written request of the city manager. Accordingly, the Escondido City Manager submitted a written request to LAFCO on March 6, 2026 (Attachment "4"), to provide approval for the subject sewer service agreement. The subject agreement was then conditionally approved by the LAFCO Executive Officer on March 23, 2026 (Exhibit "B" to Resolution No. 2026-59).

ENVIRONMENTAL

The Out-of-Agency Service Agreement and extension of City sewer service to the property are exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines section 15303(d) for New Construction or Conversion of Small Structures, specifically related to the extension of a sewer connection of reasonable length, including any associated street improvements.

CITY of ESCONDIDO

STAFF REPORT

RESOLUTIONS

a. Resolution No. 2026-59
b. Resolution No. 2026-59 Exhibit "A" – Out-of-Agency Service Agreement
c. Resolution No. 2026-59 Exhibit "B" – LAFCO Notice of Conditional Approval, March 23, 2026

ATTACHMENTS

a. Attachment "1"—Aerial Map, General Plan Designation, Zoning Designation
b. Attachment "2"—San Diego County Department of Environmental Health letter, November 12, 2025
c. Attachment "3"—Proposed Prezoning Designation
d. Attachment "4"—City of Escondido Request for LAFCO Approval, March 6, 2026

RESOLUTION NO. 2026-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, AN EMERGENCY OUT-OF-AGENCY SEWER SERVICE AGREEMENT AND, ESTABLISHING RESIDENTIAL ESTATE (RE-40) PREZONING FOR AN UNINCORPORATED PROPERTY LOCATED AT 2417 HAAS STREET

Case No. PL25-0333

WHEREAS, the City of Escondido ("City") has received an emergency request to provide sewer service to a property outside of the City's incorporated boundary and within the City's adopted sphere of influence located at 2417 Haas Street ("Property"); and

WHEREAS, the Property is all that real property described in Exhibit "A" to the Agreement (Exhibit "A"); and

WHEREAS, the City has received conditional approval from the San Diego County Local Agency Formation Commission ("LAFCO") for an Emergency Out-of-Agency Sewer Agreement ("Agreement"), attached hereto as Exhibit "B," for the extension and provision of sewer services to one existing single-family residence on the Property; and

WHEREAS, the Property has a General Plan land use designation of Estate I, which is implemented through a zoning designation of Residential Estate (RE-40); and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") and the CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), the City has evaluated the actions contemplated by this Agreement. The City has determined that the pipeline and utility improvements necessary to facilitate water and/or wastewater services to the existing dwelling unit on the Property will consist of the construction and installation of minor utility extensions of reasonable length within existing

disturbed public right-of-way and on private property, and therefore, are exempt from CEQA review under CEQA Guidelines §15303(d). Further, none of the exceptions set forth in CEQA Guidelines §15300.2 apply.

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

1. That the above recitations are true and correct.

2. The City Council, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15303(d) for New Construction or Conversion of Small Structures, specifically related to the extension of a sewer connection of reasonable length, including any associated street improvements.

3. That the City Council authorizes the mayor to execute the Agreement, on behalf of the City, in substantially the same format as Exhibit "A," which is attached hereto and incorporated by this reference, subject to final approval as to form by the City Attorney.

4. That this agreement is necessary in order for the area to receive urban services available from the City of Escondido to one existing single-family dwelling unit in a residential zone in anticipation of a later change of organization.

5. That this proposal is made pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 5600 et seq. of the Government Code of the State of California.

6. That the City Council approves establishment of prezoning for the property as Residential Estate (E-40) consistent with the existing Estate I General Plan designation and in anticipation of a later annexation of the property.

7. That the City Clerk of the City of Escondido is hereby authorized and directed to file a certified copy of this resolution to the executive officer of LAFCO.

8. That, at a public hearing on April 8, 2026, the City Council approves Resolution No. 2026-59, authorizing the mayor to execute an out-of-agency sewer service agreement, and establishing Residential Estate (RE-40) prezoning for an unincorporated property located at 2417 Haas Street.

EXEMPT FROM FEES pursuant to Gov't Code §§ 6103, 27383, and 27388.1 (filing requested/executed by municipality)

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

This Space for Recorder's Use Only

APN: 239-330-66-00

OUT-OF-AGENCY SERVICE AGREEMENT

This OUT-OF-AGENCY SERVICE AGREEMENT ("**Agreement**") is made and entered into as of the last signature date set forth below ("**Effective Date**"), by and between the City of Escondido, a California municipal corporation ("**City**") and [insert owner name and entity designation, if applicable; e.g., Jane Homeowner, an individual; Property co, LLC, a California limited liability company] (collectively referred to herein as "**Owner**"). (The City and Owner may each be referred to herein as a "**Party**" and collectively as the "**Parties**.")

RECITALS

A. Owner possesses and owns that certain real property located at 2417 Haas Street, which is outside the jurisdictional boundary of the City, and within the unincorporated County of San Diego, as further described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference ("**Property**").

B. Pursuant to California Government Code section 56133(a), the City may provide new or extended services, as defined by California Government Code section 56074, by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the San Diego County Local Agency Formation Commission ("**LAFCO**").

C. Pursuant to California Government Code section 56133(b), LAFCO may authorize the City to provide new or extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change of organization, as defined by California Government Code section 56021.

D. Pursuant to California Government Code section 56133(c), LAFCO may authorize the City to provide new or extended services outside its jurisdictional boundary and outside its sphere of influence to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory, if both of the following requirements are met: (1) The entity applying for approval has provided LAFCO with documentation of a threat to the health and safety of the public or the affected residents; and, (2) LAFCO has notified any alternate service

provider, including any water corporation as defined in Section 241 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with LAFCO.

E. In accordance with California Government Code section 56133(b) and San Diego LAFCO's local policies, LAFCO provided a conditional approval for the City to establish contract wastewater service to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory for one existing dwelling unit on the Property, which is within the City's sphere of influence, and in anticipation of annexation at a later date as determined to be appropriate by the City, and subject to the LAFCO conditions stated therein and in a letter dated March 23, 2026, which is attached hereto as Exhibit B and incorporated herein by this reference ("**Conditional Approval Letter**"),

F. The City and the Owner desire to enter into this Agreement so the City may provide wastewater service to one (1) existing dwelling unit on the Property, subject to Owner meeting all of the LAFCO conditions and any conditions otherwise expressed in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, the Parties hereby mutually agree as follows:

1. Recitals. The Recitals set forth above are included herein by reference as part of this Agreement and the Parties agree that said Recitals are essential facts to this Agreement.

2. Applicability of Government Code. This Agreement is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (California Government Code section 56000 et seq.) ("**Act**") and is subject to all of the provisions of the Act, including but not limited to Government Code section 56133.

3. Authority to Connect. Upon the Parties' execution of this Agreement and Owner's recordation of this Agreement in the County Recorder's Office for San Diego County, and subject to all other terms and conditions of this Agreement, Owner may connect to the City's sewer and water system ("**Improvements**"). Owner agrees to construct the Improvements in conformance with all applicable federal, state, and local laws and regulations. No construction of the Improvements shall occur without first securing all required permits and approvals from the City, County, or any other local agency or regulatory authority.

4. Irrevocable Offer of Annexation. Owner hereby makes an irrevocable offer of annexation of the Property to the City. Owner waives any right of protest in the annexation of the Property to the City provided for under the Act or any other law or policy. Such waiver shall be binding on Owner and its heirs, successors in interests, and assigns.

5. Conditions of Approval. Owner agrees to meet all conditions, including each of the following:

a. At a future date, at the City's sole discretion and upon the City's request, Owner shall provide LAFCO a landowner-petition application to annex the Property to the City ("**Annexation Petition**"), along with the required filing fee.

b. Owner shall provide LAFCO a signed and recorded copy of this Agreement.

c. Any other conditions required by LAFCO.

d. Within 10 days after execution of this Agreement by all Parties, Owner shall record this Agreement which shall run with the land and inure to and bind all successors in interest to the Property, with the Office of the County Recorder for San Diego County.

e. Owner shall be responsible for all LAFCO and City fees and charges in relation to the application for annexation, Improvements, future wastewater service connection, or otherwise in relation to this Agreement.

f. This Agreement is limited to the provision of wastewater service to the existing one dwelling unit on the Property and shall not be construed to provide authority for the City's provision of any additional service in relation to the Property in advance of annexation.

6. No Pre-Commitment

a. Notwithstanding any other provision of this Agreement, nothing herein shall commit or otherwise require the City, or be interpreted as requiring the City, to issue any permit, entitlement, or other approval in relation to the Improvements. Rather, the City and Owner acknowledge and agree that the City retains full discretionary authority with respect to the Improvements, and may approve, disapprove, modify, or condition the Improvements, or any portion thereof, as otherwise authorized by law. Owner acknowledges and agrees that it is proceeding at its own risk and expense until such time as all required permits, entitlements, or other approvals are approved and without assurance that any required permits, entitlements, or other approvals will be approved.

7. Term. This Agreement shall commence on the Effective Date and shall remain in effect until the earlier of any of the following: (i) the Property is annexed into the City; or (ii) the Agreement is terminated by the City if Owner fails to meet any condition stated herein.

8. Indemnification. Owner (including Owner's agents, employees, contractors, and subcontractors, if any) shall hold harmless, defend (with counsel reasonably acceptable to the City), and indemnify the City, its boards, commissions, departments, officials, officers, agents, employees, and volunteers 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, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "**Claims**"), and any attorney's, consultant, or expert fees and City staff costs for investigating or responding to any Claims, incurred in connection with or arising in whole or in part from this Agreement, the use of the Improvements by the Owner (including Owner's agents, employees, invitees, contractors, and subcontractors, if any), the condition of the Improvements, or any related construction or other work undertaken on the Property, including without limitation (i) any death or bodily injury to a person; (ii) any injury to, loss, or theft of tangible or intangible property, including economic loss; or (iii) any other loss, damage, or expense sustained by the Owner in connection with any work or obligations performed in connection with this Agreement, except for any liability resulting from

the active negligence, sole negligence, or willful misconduct of the City. The duty to defend the City as described in this Paragraph 8 shall apply regardless of whether any Claims are groundless, fraudulent, or false. All obligations under this Paragraph 8 shall survive the termination of this Agreement.

9. Miscellaneous.

9.1 *Governing Law*. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California. Any litigation arising out of this Agreement shall be conducted only in the state or federal courts of San Diego County, California.

9.2 *Entire Agreement*. This Agreement, together with its attachments or other documents, if any, described or incorporated herein, contains the entire agreement and understanding concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. Each of the Parties hereto acknowledges that no other Party, nor the agents nor the attorneys for any Party, has made any promise, representation or warranty whatsoever, express or implied, not contained herein, to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

9.3 *Amendment*. This Agreement may not be amended except in a writing signed by all of the Parties hereto, and then only in the specific instance and for the specific purpose given. Any such amendment shall be recorded with the Office of the County Recorder for the County of San Diego.

9.4 *Independent Investigation*. The Parties acknowledge that they have conducted an independent investigation of the facts concerning the subject matter of this Agreement. The Parties agree that the factual recitals are correct and expressly assume the risk that the true facts concerning the foregoing may differ from those currently understood by them.

9.5 *Advice of Counsel*. The Parties hereby acknowledge that they have executed this Agreement after having the opportunity to consult with, and receive the advice of, their own counsel.

9.6 *Capacity*. Each individual signing this Agreement represents and warrants that he or she has been authorized to do so by proper action of the Party on whose behalf he or she has signed.

9.7 *Headings*. Section headings are for reference purposes only and shall not be used for interpreting the meaning of any provisions of this Agreement.

9.8 *Attorney's Fees*. In any action to enforce the terms of this Agreement, the Parties agree that the prevailing party shall be entitled to its reasonable attorney's fees and all costs, fees, and expenses, including the fees of expert witnesses and consultants, whether or not such costs, fees, and expenses are recoverable or allowed as costs under section 1033.5 of the California Code of Civil Procedure. In addition to the foregoing award of attorney's fees and costs, the prevailing

party shall be entitled to its attorney's fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement.

9.9 *Counterparts*. This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

9.10 *Severability*. This Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

9.11 *Notice*. All notices, demands, approvals, or consents provided for in this Agreement shall be in writing and delivered to the appropriate Party at its address as follows:

If to the City:
Director of Development Services
City of Escondido
201 N. Broadway
Escondido, CA 92025

If to Owner:
[Owner Name
Owner Address
Owner Address]

Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other Party within five business days after the notice has been deposited in the U.S. Mail, duly registered or certified, with postage prepaid, and addressed as set forth above. Any Party may change the address information provided above by giving written notice to the other Party in the manner provided in this Agreement.

9.12 *Covenants Run with Land*. So long as this Agreement remains in effect, the obligations and benefits provided for in this Agreement shall run with the land obligated and benefited, respectively, and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof. As such, it is the intent of the Parties that this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon the Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of the Owner; and (iii) shall bind the Owner and its respective successors and assigns during the term of this Agreement. Further, the Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein.

9.13 *Effective Date*. Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____ By: _____

Dane White, Mayor

OWNER(s)

Date: _____ By: _____

[Name, Title]

Date: _____ By: _____

[Name, Title]

(ABOVE SIGNATURES MUST BE NOTARIZED; ACKNOWLEDGMENT PAGES FOLLOW)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY
Michael R. McGuinness, City Attorney

_____

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 _____]

On _____, before me, _____,

a Notary Public, personally appeared _____,

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: _____ (Seal)

City of Escondido

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 _____]

On _____, before me, _____,

a Notary Public, personally appeared _____,

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: _____ (Seal)

(OWNER)

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 _____]

On _____, before me, _____,

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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: _____ (Seal)

(OWNER)

Exhibit A

Legal Description of Property

Exhibit B

Conditional Approval Letter

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

March 23, 2026

Delivered Electronically:
Gilad Dechner
2417 Haas Street
Escondido, CA 92025
gdechner@gmail.com

SUBJECT: **Notice of Administrative Approval:**
Contractual Wastewater Service Agreement for the City of Escondido to serve 2417 Haas Street (Assessor Parcel Number 239-330-66-00) | (LAFCO File No. OAS25-17)

Mr. Dechner:

This letter serves as formal notice of San Diego County Local Agency Formation Commission's (LAFCO) administrative approval for the City of Escondido to establish contract wastewater service to the property located at 2417 Haas Street. This conditional approval is authorized under my powers pursuant to Government Code Section 56133 and adopted LAFCO policy and substantiated based on a review of written documentation demonstrating that the existing septic system has failed and poses a threat to public health. Specifically, approval follows a written recommendation from the County of San Diego's Department of Environmental Health and Quality (DEHQ) to immediately transition the property to public wastewater should it be available.

Following review and consultation with the City of Escondido, the Executive Officer has waived the annexation requirement. This determination reflects local conditions, as annexation of the subject property to the City would result in the City of Escondido assuming responsibility for only a short segment of roadway frontage, while the remainder of the roadway would remain under County jurisdiction, creating an illogical and inefficient service arrangement. The approval is limited to authorizing the City of Escondido to enter into an outside of agency service agreement for wastewater service to the existing single-family dwelling unit on the property. Any future development or request to expand service would require separate LAFCO approval.

Administration
Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T 619.321.3380
E lafco@sdcounty.ca.gov
www.sdlafco.org

Paloma Aguirre, County of San Diego
Joel Anderson, County of San Diego
Monica M. Steppe, Alt., County of San Diego
Chair Kristi Becker, City of Solana Beach
Dane White, City of Escondido
John McCann, Alt., City of Chula Vista
Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David Drake, Alt., Rincon del Diablo
Brigette Browning, General Public
Eileen Delaney, Alt., General Public

Should you have any questions, please contact me by telephone at (619) 321-3380 or email at michaela.peters@sdcounty.ca.gov.

On behalf of the Executive Officer,



Michaela Peters
Local Government Analyst II

cc: Sean McGlynn, City of Escondido, City Manager
Robert Barry, City of Escondido
Veronica Morones, City of Escondido
Sally Schifman, City of Escondido
Cara Schiksnis, County of San Diego - DEHQ
Keene Simonds, San Diego LAFCO
Priscilla Mumpower, San Diego LAFCO
Erica Sellen, San Diego LAFCO

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

CERTIFICATE OF ADMINISTRATIVE APPROVAL OF A CONTRACTUAL WASTEWATER SERVICE AGREEMENT

City of Escondido / Gilad Dechner
(LAFCO File No. OAS25-17)

March 23, 2026

In accordance with California Government Code Section 56133, the San Diego County Local Agency Formation Commission (LAFCO) authorizes the City of Escondido to immediately provide extraterritorial wastewater service by contract to 2417 Haas Street, Escondido, CA 92025. The subject property is owned by Gilad Dechner and comprises one unincorporated parcel identified by the County of San Diego Assessor's Office as 239-330-66-00. The authorized service is limited to supporting the approximate 3,608 square-foot single-family residence currently developed on the subject property.

A map of the subject property is attached.

Confirmation:

KEENE SIMONDS
Executive Officer

March 23, 2026

Administration
Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T 619.321.3380
www.sdlafco.org
lafco@sdcounty.ca.gov

Paloma Aguirre
County of San Diego

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County of San Diego

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City of Solana Beach

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City of Escondido

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Alpine Fire Protection

Jo MacKenzie
Vista Irrigation

David Drake, Alt.
Rincon del Diablo

Brigette Browning
General Public

Eileen Delaney, Alt.
General Public

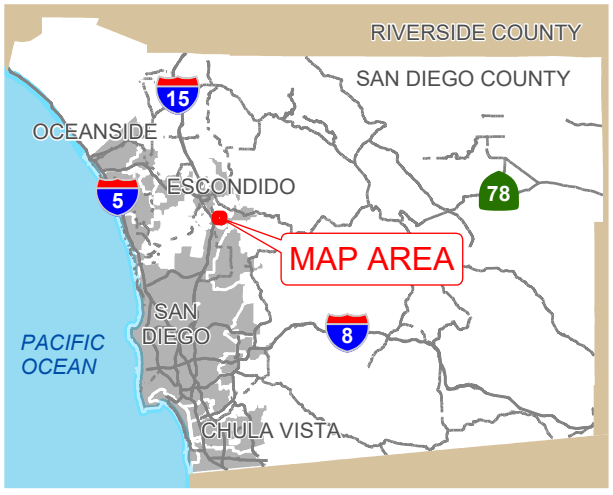
Map Area all within City of Escondido SOI

Classical Academy
Bear Valley Middle
San Pasqual High
City of Escondido
Proposal Area

NABAL ST
PRIVATE RD
CODY LN
PIONEER PL
NEEDLEROCK PL
HAAS ST
COLE BROOK
ABERDEEN WY
PRIVATE RD
BEAR VALLEY PY
ALAMO LN
SIMONA PL
STRAWBERRY GLEN
PRIVATE RD
CHAMBERLAIN PL
ENTRANCE DR
MARY LN
PRINCE ST
COUNTRY MEADOW LN

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OAS25-17

"2417 HAAS STREET OUT-OF-AGENCY WASTEWATER SERVICES" | CITY OF ESCONDIDO

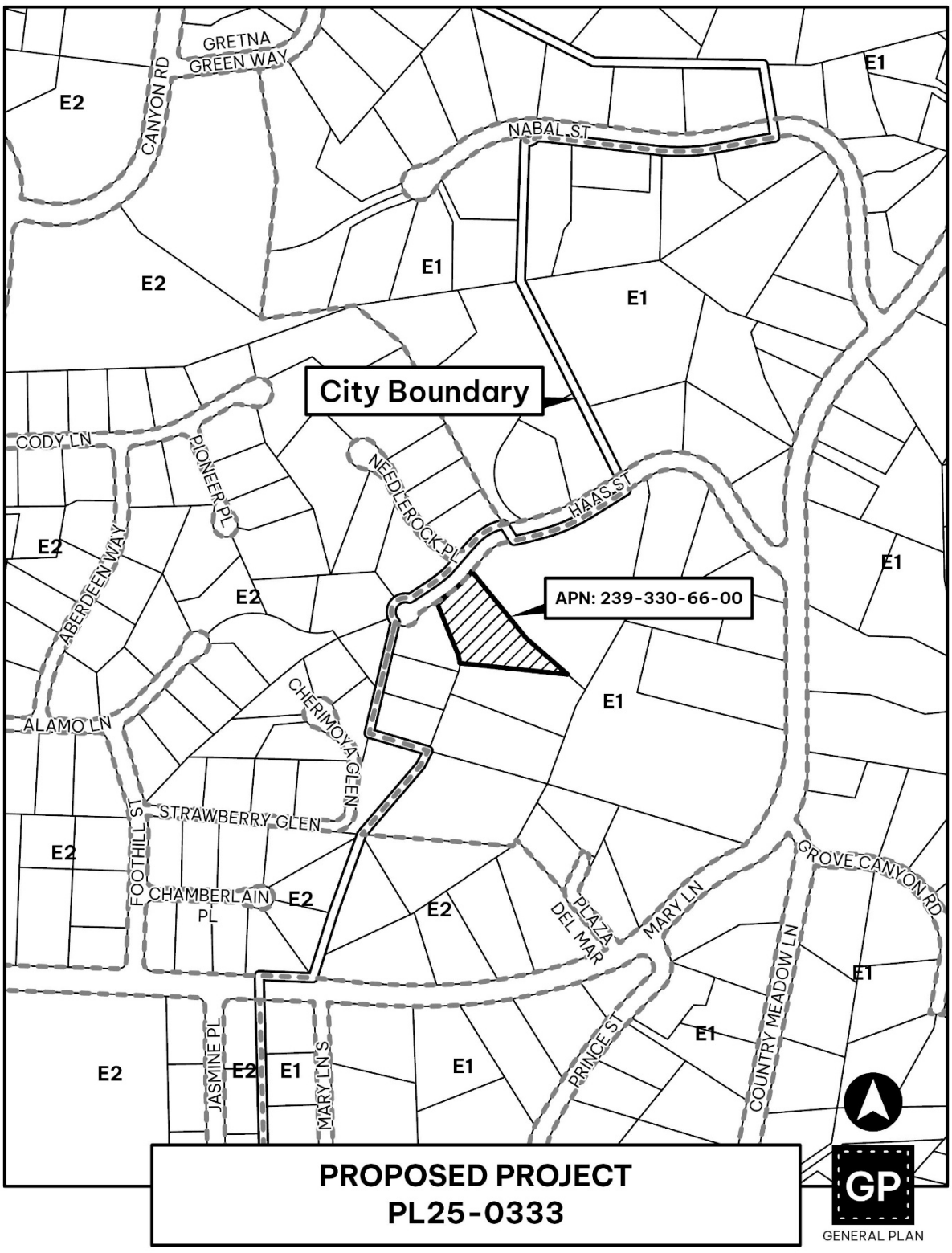
Proposal Area
City of Escondido
City of Escondido SOI
SOI = Sphere of Influence

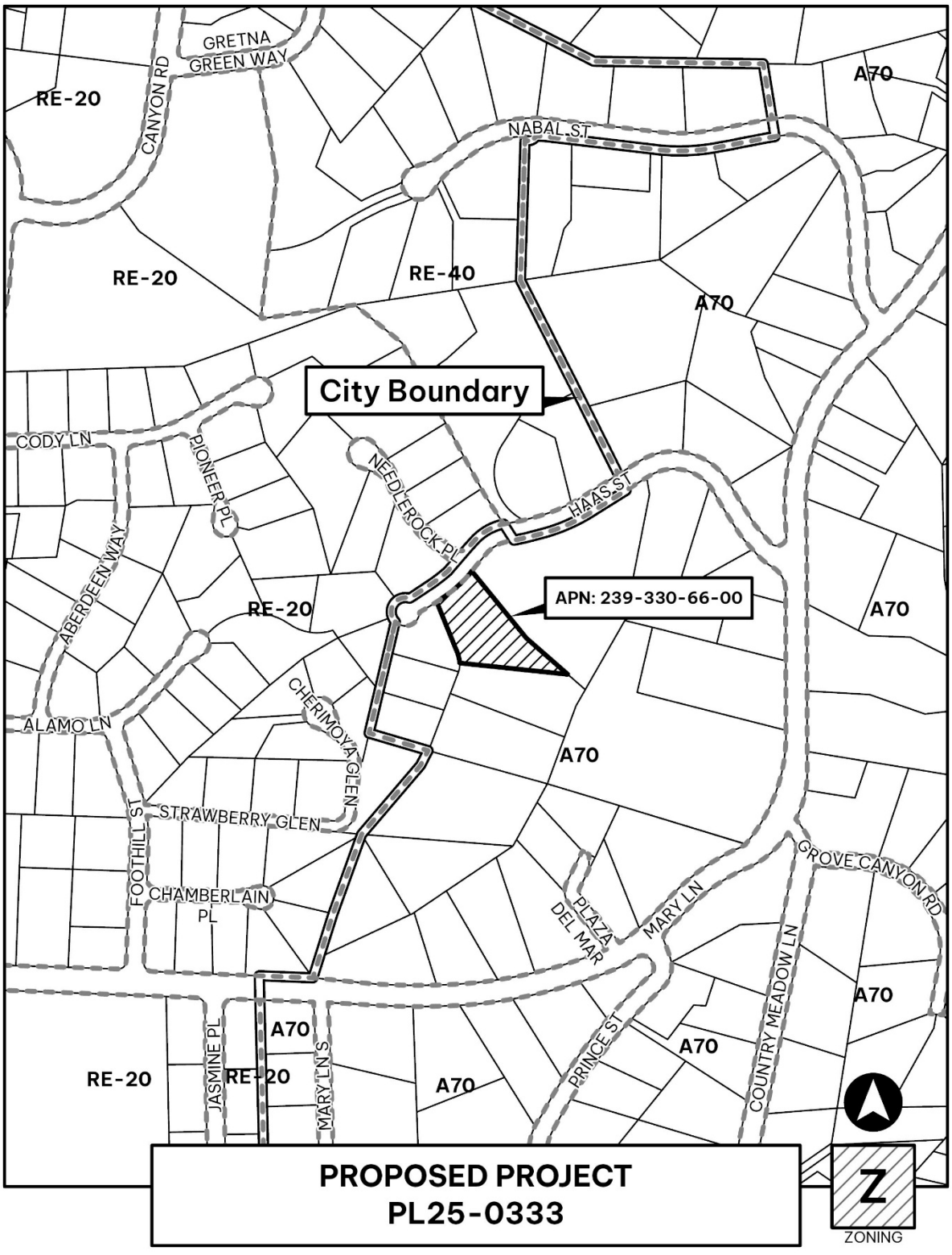
This map is provided without warranty of any kind, either express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Copyright LAFCO and SanGIS. All Rights Reserved.This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This map has been prepared for d purposes only and is considered accurate according to SanGIS and LAFCO data.

G:\GIS\Vicinity_Maps\agendamaps2025\25-17 Haas St Escondido OAS.aprx

Created by Dieu Ngu -- 1/15/2026


GRETNA GREEN WAY
CANYON RD
NABAL ST
City Boundary
CODY LN
PIONEER PL
NEEDLE ROCK PL
HAAS ST
APN: 239-330-66-00
ABERDEEN WAY
ALAMO LN
CHERIMOYA GLEN
STRAWBERRY GLEN
FOOTHILL ST
CHAMBERLAIN PL
JASMINE PL
MARY LN S
PRINCE ST
PLAZA DEL MAR
MARY LN
GROVE CANYON RD
COUNTRY MEADOW LN
PROPOSED PROJECT
PL25-0333
A
AERIAL


GRETNA GREEN WAY
CANYON RD
NABAL ST
E1
E2
City Boundary
CODY LN
PIONEER PL
NEEDLEROCK PL
HAAS ST
APN: 239-330-66-00
ABERDEEN WAY
CHERIMOYA GLEN
ALAMO LN
STRAWBERRY GLEN
FOOTHILL ST
CHAMBERLAIN PL
PLAZA DEL MAR
MARY LN
GROVE CANYON RD
COUNTRY MEADOW LN
PRINCE ST
JASMINE PL
MARY LN S
PROPOSED PROJECT
PL25-0333
GP
GENERAL PLAN


GRETNA GREEN WAY
CANYON RD
RE-20
NABAL ST
A70
RE-20
RE-40
A70
City Boundary
CODY LN
PIONEER PL
NEEDLEROCK PL
HAAS ST
ABERDEEN WAY
RE-20
APN: 239-330-66-00
A70
CHERIMOYA GLEN
ALAMO LN
A70
STRAWBERRY GLEN
FOOTHILL ST
CHAMBERLAIN PL
PLAZA DEL MAR
MARY LN
GROVE CANYON RD
COUNTRY MEADOW LN
A70
A70
PRINCE ST
A70
JASMINE PL
RE-20
RE-20
MARY LN S
A70
PROPOSED PROJECT
PL25-0333
Z
ZONING

DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY

AMY HARBERT
DIRECTOR

P.O. Box 129261, San Diego, CA 92112-9261
(858) 505-6700 or (800) 253-9933
www.sdcdehq.org

HEATHER BUONOMO
DIRECTOR OF ENVIRONMENTAL HEALTH

November 12, 2025

Robert Barry
Planning Division
201 N. Broadway
Escondido, CA 92025-2798

RE: Public Sewer Connection Urgency; 2417 Haas Street; APN 239-330-66

Dear Mr. Barry,

The Department of Environmental Health & Quality (DEHQ) has received notification from Tunnell Plumbing and Drains (Lic. #1102033) that the onsite wastewater treatment system (OWTS) serving the existing residence at the address referenced above has failed and is in urgent need of replacement. The leach field is partially encumbered by intrusive roots which do not allow for proper draining of the system. However, there is limited usable area available for a compliant replacement system on the lot, and public sewer exists within 100' of the home. DEHQ requests the City of Escondido to allow this property to be annexed into to the city's sewer district in order to connect as soon as possible.

If there are any questions, I can be reached at (619) 613-1397 and Cara.Schiksnis@sdcounty.ca.gov.

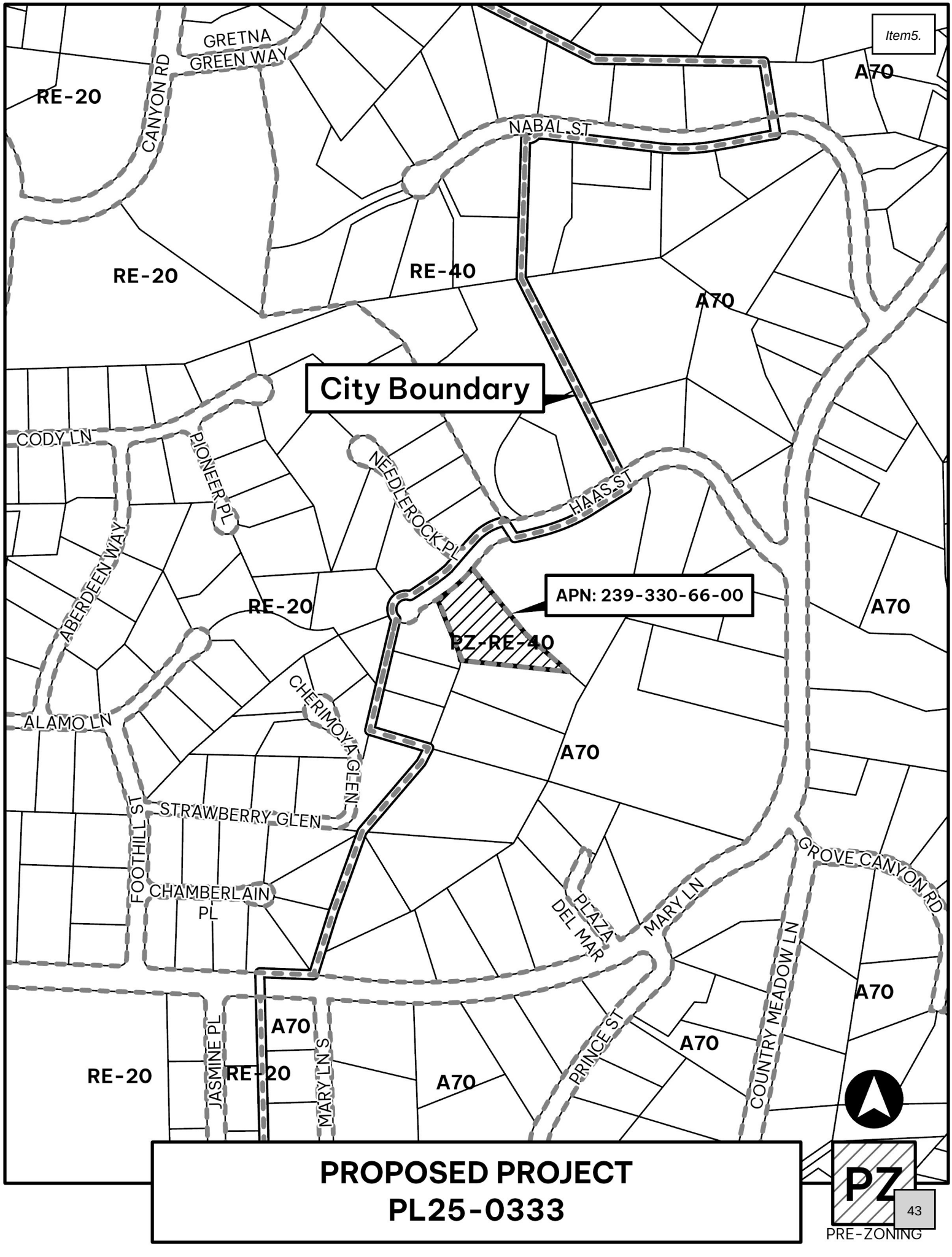
Thank you,

Cara Schiksnis

Cara Schiksnis
Environmental Health Specialist
Department of Environmental Health & Quality

C: Tunnell Plumbing and Drains, (760) 300-5327

Attachment "3"



Sean McGlynn
City Manager
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4631 Fax: 760-839-4578

March 6, 2026

Keene Simonds, Executive Officer
San Diego LAFCO
2550 Fifth Ave, Suite 725
San Diego, CA 92103

RE: Request for LAFCO Approval of an Emergency Out-of-Agency Service Agreement – 2417 Haas St., Escondido CA 92025

Mr. Simonds:

The City of Escondido (City) has received an emergency request from an affected landowner for an extension of City sewer service to unincorporated territory outside of the City's incorporated boundaries and within the City's adopted sphere of influence. The emergency request for out-of-agency sewer service is due to an existing or impending threat to the health or safety of the public and the residents of the affected territory, and a later change of organization to annex the unincorporated property to the City is anticipated. Per Government Code Section 56133(a), your Commission's approval is hereby requested for the proposed emergency out-of-agency sewer service agreement and extension of City sewer service outside the City's incorporated boundaries.

The affected unincorporated property is located at 2417 Haas Street and includes one 1.09-acre parcel (APN 239-330-66-00) developed in 1990 with one single-family residence that utilizes an underground septic disposal system. In a letter dated November 12, 2025, the San Diego County Department of Environmental Health (DEH) confirmed that the property's septic disposal system has failed and there is limited usable area available for a compliant replacement system on the lot. The DEH letter requests connection of the property to public sewer as soon as possible. The City of Escondido has existing sewer service available to the subject property from adjacent infrastructure within Haas St. The subject property owner would be responsible for all sewer connection costs and associated City and LAFCO fees.

Attached to this request letter are copies of the DEH status letter for the property and the City's Out-of-Agency Service (OAS) Agreement template which specifies all terms and conditions for proposed extensions of City sewer service. The OAS Agreement terms and conditions include a binding Irrevocable Offer to Annex that will relinquish any right of protest by current or subsequent landowners for the future annexation of the property to Escondido.

At this time, the City requests the LAFCO emergency out-of-agency service approval be conditioned for deferral of annexation of the subject property until the City is prepared to accept the adjoining unincorporated roadway segment of Haas Street, including obtaining future right-of-way dedications from adjacent unincorporated properties and frontage improvements to current City standards, and achieving contiguity of the subject property with the City's incorporated boundary. The proposed OAS Agreement

condition for deferral of annexation would allow the City to abate the documented threat to the public health and safety of the subject unincorporated residents.

After receiving LAFCO's *Certificate of Approval for an Out of Agency Service Agreement*, the emergency sewer service agreement for the subject property would proceed to the Escondido City Council for consideration. Following Council approval, the executed sewer service agreement would be recorded by the County Recorder and connection of the property to the City's sewer collection system would be allowed per the terms and conditions of the OAS Agreement. A copy of the recorded OAS Agreement would then be forwarded to the LAFCO office.

Please contact Robert Barry with the City of Escondido at 760-839-4537 or Robert.Barry@Escondido.gov should you have any questions or require additional information regarding this request.

Sincerely,

Sean McGlynn
City Manager

Enclosures

Cc: Kevin Snyder, Director of Development Services
Veronica Morones, Assistant Director of Development Services

STAFF REPORT

April 8, 2026
File Number 0600-10; A-3586

SUBJECT

PL25-0131 – EMERGENCY OUT-OF-AGENCY SEWER SERVICE AGREEMENT AND ESTABLISHMENT OF RESIDENTIAL ESTATE PREZONING FOR 3216 NORTH BROADWAY

DEPARTMENT

Development Services Department, Planning Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-58, authorizing the Mayor to execute an emergency Out-of-Agency Sewer Service Agreement for an approximate 1.23-acre unincorporated property located at 3216 North Broadway (APN 187-500-59-00), and establish prezoning for the property as Residential Estate (RE-40) in anticipation of future annexation.

Staff Recommendation: Approval (Development Services: Kevin Snyder, Director of Development Services)

Presenter: Robert Barry, AICP, Senior Planner

ESSENTIAL SERVICE – Yes, Sewer; Public Works/Infrastructure

COUNCIL PRIORITY –

FISCAL ANALYSIS

The property owner will be responsible for payment of all City and Local Agency Formation Commission ("LAFCO") fees associated with the Out-of-Agency Service Agreement, anticipated annexation of the property, connection to the City's sewer system, and ongoing sewer service charges.

PREVIOUS ACTION

None

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

The Out-of-Agency Service Agreement is required for unincorporated property owners requesting connection to City sewer when outside of the City's boundary but located inside of the City's sphere of influence and in anticipation of future annexation.

Government Code Section 56133 allows a city to provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from LAFCO. The subject Emergency Out-of-Agency Sewer Service Agreement has been requested by the property owner in response to a documented failure of the existing single-family residence's underground septic disposal system.

The subject unincorporated property is addressed as 3216 North Broadway (APN 187-500-59-00) and is located within the Escondido Sphere of Influence, but is not contiguous with the Escondido City boundary (Attachment "1"). The 1.23-acre property was developed in 1945 and contains one existing 576 square-foot single-family residence utilizing an underground septic disposal system. The property is bisected by Reidy Creek, which traverses the parcel north to south.

In a letter dated April 22, 2025, the San Diego County Department of Environmental Health ("DEH") confirmed that the existing septic system has failed due to high seasonal groundwater and stated that there is no suitable location on the property for a compliant replacement system (Attachment "2"). DEH has requested connection of the property to the Escondido sewer system "as soon as possible" to minimize the risk to public health and the environment due to proximity to groundwater and Reidy Creek.

The unincorporated parcel is designated as Estate I (E1) in the Escondido General Plan, which allows one dwelling unit per 1, 2, 4, or 20 acres, dependent on slope, with a minimum lot size of 40,000 square-feet. Establishment of prezoning is a LAFCO prerequisite for future annexation of the property to Escondido; however, the property was previously prezoned in 1982 as Residential Agriculture (RA-5) due to its proximity to Reidy Creek and adjacent riparian habitat. The RA-5 zone is only used to implement the Rural I and Rural II General Plan designations, and requires a minimum lot size of 5 acres. Therefore, changing the prezoning designation for the 1.23-acre parcel to Residential Estate (RE-40) is recommended to provide consistency with implementation of the existing Estate I General Plan designation for the property (Attachment "3").

The subject Out-of-Agency Sewer Service Agreement (Exhibit "A" to Resolution No. 2026-58) includes conditions requiring the property owner to: initiate future annexation proceedings with LAFCO and submit all required application materials and fees; agree to an Irrevocable Offer of Annexation, in which the owner and future owners agree to not oppose annexation to the City; and, pay all associated City and LAFCO annexation fees. Formal annexation of the property to Escondido will occur at a later time per the agreement.

CITY of ESCONDIDO

STAFF REPORT

San Diego LAFCO policy requires a proposed out-of-agency service agreement to be initiated by written request of the city manager. Accordingly, the Escondido City Manager submitted a written request to LAFCO on June 26, 2025 (Attachment "4") to provide administrative approval for the subject sewer service agreement. The subject agreement was then conditionally approved by the LAFCO Executive Officer on November 6, 2025 (Exhibit "B" to Resolution No. 2026-58).

ENVIRONMENTAL

The Out-of-Agency Service Agreement and extension of City sewer service to the property are exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines section 15303(d) for New Construction or Conversion of Small Structures, specifically related to the extension of a sewer connection of reasonable length, including any associated street improvements.

RESOLUTIONS

a. Resolution No. 2026-58
b. Resolution No. 2026-58 Exhibit "A" – Out-of-Agency Service Agreement
c. Resolution No. 2026-58 Exhibit "B" – LAFCO Notice of Conditional Approval

ATTACHMENTS

a. Attachment "1"—Aerial Map, General Plan Designation, Zoning Designation
b. Attachment "2"—San Diego County Department of Environmental Health, April 22, 2025
c. Attachment "3"—Proposed Prezoning Designation
d. Attachment "4"—City of Escondido Request for LAFCO Approval, June 26, 2025

RESOLUTION NO. 2026-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, AN EMERGENCY OUT-OF-AGENCY SEWER SERVICE AGREEMENT, AND ESTABLISHING RESIDENTIAL ESTATE (RE-40) PREZONING FOR AN UNINCORPORATED PROPERTY LOCATED AT 3216 NORTH BROADWAY

Case No. PL25-0131

WHEREAS, the City of Escondido ("City") has received an emergency request to provide sewer service to a property outside of the City's incorporated boundary and within the City's adopted sphere of influence located at 3216 North Broadway ("Property"); and

WHEREAS, the Property is all that real property described in Exhibit "A" to the Agreement; and

WHEREAS, the City has received conditional approval from the San Diego County Local Agency Formation Commission ("LAFCO") for an Emergency Out-of-Agency Sewer Agreement ("Agreement"), attached hereto as Exhibit "B," for the extension and provision of sewer services to one existing single-family residence on the Property; and

WHEREAS, the Property has an existing General Plan land use designation of Estate I, with an existing prezoning designation of Residential Agriculture ("RA-5"); and,

WHEREAS, the General Plan land use designation of Estate I is implemented through a zoning designation of Residential Estate ("RE-40"); and

WHEREAS, amending the Property's prezoning designation from RA-5 to RE-40 would create consistency with the adopted General Plan land use designation for the Property, in compliance with Government Code section 65860 et al.; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") and the CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), the City has evaluated the actions contemplated by this Agreement. The City has determined that the pipeline and utility improvements

necessary to facilitate water and/or wastewater services to the existing dwelling unit on the Property will consist of the construction and installation of minor utility extensions of reasonable length within existing disturbed public right-of-way and on private property, and therefore, are exempt from CEQA review under CEQA Guidelines §15303(d). Further, none of the exceptions set forth in CEQA Guidelines §15300.2 apply.

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

1. That the above recitations are true and correct.

2. The City Council, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15303(d) for New Construction or Conversion of Small Structures, specifically related to the extension of a sewer connection of reasonable length, including any associated street improvements.

3. That the City Council authorizes the mayor to execute the Agreement, on behalf of the City, in substantially the same format as Exhibit "A," which is attached hereto and incorporated by this reference, subject to final approval as to form by the City Attorney.

4. That this agreement is necessary in order for the area to receive urban services available from the City of Escondido to one existing single-family dwelling unit in a residential zone in anticipation of a later change of organization.

5. That this proposal is made pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 5600 et seq. of the Government Code of the State of California.

6. That the City Council approves establishment of prezoning for the property as Residential Estate (RE-40) consistent with the existing Estate I General Plan designation and in anticipation of a later annexation of the property.

7. That the City Clerk of the City of Escondido is hereby authorized and directed to file a certified copy of this resolution to the executive officer of LAFCO.

8. That, at a public hearing on April 8, 2026, the City Council approves Resolution No. 2026-58, authorizing the mayor to execute an out-of-agency sewer service agreement, and establishing Residential Estate (RE-40) prezoning for an unincorporated property located at 3216 North Broadway.

EXEMPT FROM FEES pursuant to Gov't Code §§ 6103, 27383, and 27388.1 (filing requested/executed by municipality)

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

This Space for Recorder's Use Only

APN: 187-500-59-00

OUT-OF-AGENCY SERVICE AGREEMENT

This OUT-OF-AGENCY SERVICE AGREEMENT ("**Agreement**") is made and entered into as of the last signature date set forth below ("**Effective Date**"), by and between the City of Escondido, a California municipal corporation ("**City**") and Mariann Mer Bowles, as Trustee of the Mariann (Mer) Bowles Trust, dated December 17, 2019 (collectively referred to herein as "**Owner**"). (The City and Owner may each be referred to herein as a "**Party**" and collectively as the "**Parties**.")

RECITALS

A. Owner possesses and owns that certain real property located at 3216 N Broadway, Escondido CA 92026, which is outside the jurisdictional boundary of the City, and within the unincorporated County of San Diego, as further described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference ("**Property**").

B. Pursuant to California Government Code section 56133(a), the City may provide new or extended services, as defined by California Government Code section 56074, by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the San Diego County Local Agency Formation Commission ("**LAFCO**").

C. Pursuant to California Government Code section 56133(b), LAFCO may authorize the City to provide new or extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change of organization, as defined by California Government Code section 56021.

D. Pursuant to California Government Code section 56133(c), LAFCO may authorize the City to provide new or extended services outside its jurisdictional boundary and outside its sphere of influence to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory, if both of the following requirements are met: (1) The entity applying for approval has provided LAFCO with documentation of a threat to the health and safety of the public or the affected residents; and, (2) LAFCO has notified any alternate service provider, including any water corporation as defined in Section 241 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with LAFCO.

E. In accordance with California Government Code section 56133(b) and San Diego LAFCO's local policies, LAFCO provided a conditional approval for the City to establish contract wastewater service to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory for one existing dwelling unit on the Property, which is within the City's sphere of influence, and in anticipation of annexation at a later date as determined to be appropriate by the City, and subject to the LAFCO conditions stated therein and in a letter dated November 6, 2025, which is attached hereto as Exhibit B and incorporated herein by this reference ("**Conditional Approval Letter**"),

F. The City and the Owner desire to enter into this Agreement so the City may provide wastewater service to one (1) existing dwelling unit on the Property, subject to Owner meeting all of the LAFCO conditions and any conditions otherwise expressed in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, the Parties hereby mutually agree as follows:

1. Recitals. The Recitals set forth above are included herein by reference as part of this Agreement and the Parties agree that said Recitals are essential facts to this Agreement.

2. Applicability of Government Code. This Agreement is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (California Government Code section 56000 et seq.) ("**Act**") and is subject to all of the provisions of the Act, including but not limited to Government Code section 56133.

3. Authority to Connect. Upon the Parties' execution of this Agreement and Owner's recordation of this Agreement in the County Recorder's Office for San Diego County, and subject to all other terms and conditions of this Agreement, Owner may connect to the City's sewer and water system ("**Improvements**"). Owner agrees to construct the Improvements in conformance with all applicable federal, state, and local laws and regulations. No construction of the Improvements shall occur without first securing all required permits and approvals from the City, County, or any other local agency or regulatory authority.

4. Irrevocable Offer of Annexation. Owner hereby makes an irrevocable offer of annexation of the Property to the City. Owner waives any right of protest in the annexation of the Property to the City provided for under the Act or any other law or policy. Such waiver shall be binding on Owner and its heirs, successors in interests, and assigns.

5. Conditions of Approval. Owner agrees to meet all conditions, including each of the following:

a. At a future date, at the City's sole discretion and upon the City's request, Owner shall provide LAFCO a landowner-petition application to annex the Property to the City ("**Annexation Petition**"), along with the required filing fee.

b. Owner shall provide LAFCO a signed and recorded copy of this Agreement.

c. Any other conditions required by LAFCO.

d. Within 10 days after execution of this Agreement by all Parties, Owner shall record this Agreement which shall run with the land and inure to and bind all successors in interest to the Property, with the Office of the County Recorder for San Diego County.

e. At the time Owner files an Annexation Petition, Owner shall file a formal application for prezoning with the City and shall diligently and in good faith prosecute such application to completion.

f. Owner shall be responsible for all LAFCO and City fees and charges in relation to the application for prezoning, application for annexation, Improvements, future wastewater service connection, or otherwise in relation to this Agreement.

g. This Agreement is limited to the provision of wastewater service to the existing one dwelling unit on the Property and shall not be construed to provide authority for the City's provision of any additional service in relation to the Property in advance of annexation.

6. No Pre-Commitment

a. Notwithstanding any other provision of this Agreement, nothing herein shall commit or otherwise require the City, or be interpreted as requiring the City, to issue any permit, entitlement, or other approval in relation to the Improvements. Rather, the City and Owner acknowledge and agree that the City retains full discretionary authority with respect to the Improvements, and may approve, disapprove, modify, or condition the Improvements, or any portion thereof, as otherwise authorized by law. Owner acknowledges and agrees that it is proceeding at its own risk and expense until such time as all required permits, entitlements, or other approvals are approved and without assurance that any required permits, entitlements, or other approvals will be approved.

7. Term. This Agreement shall commence on the Effective Date and shall remain in effect until the earlier of any of the following: (i) the Property is annexed into the City; or (ii) the Agreement is terminated by the City if Owner fails to meet any condition stated herein.

8. Indemnification. Owner (including Owner's agents, employees, contractors, and subcontractors, if any) shall hold harmless, defend (with counsel reasonably acceptable to the City), and indemnify the City, its boards, commissions, departments, officials, officers, agents, employees, and volunteers 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, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "**Claims**"), and any attorney's, consultant, or expert fees and City staff costs for investigating or responding to any Claims, incurred in connection with or arising in whole or in part from this Agreement, the use of the Improvements by the Owner (including Owner's agents, employees, invitees, contractors, and subcontractors, if any), the condition of the Improvements, or any related construction or other work undertaken on the Property, including without limitation (i) any death or bodily injury to a person; (ii) any injury to, loss, or theft of tangible or intangible property, including economic loss; or (iii) any other loss, damage, or expense sustained by the Owner in connection with any work or obligations performed in connection with this Agreement, except for any liability resulting from the active negligence, sole negligence, or willful misconduct of the City. The duty to defend the City as described in this Paragraph 8 shall apply regardless of whether any Claims are groundless,

fraudulent, or false. All obligations under this Paragraph 8 shall survive the termination of this Agreement.

9. Miscellaneous.

9.1 *Governing Law*. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California. Any litigation arising out of this Agreement shall be conducted only in the state or federal courts of San Diego County, California.

9.2 *Entire Agreement*. This Agreement, together with its attachments or other documents, if any, described or incorporated herein, contains the entire agreement and understanding concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. Each of the Parties hereto acknowledges that no other Party, nor the agents nor the attorneys for any Party, has made any promise, representation or warranty whatsoever, express or implied, not contained herein, to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

9.3 *Amendment*. This Agreement may not be amended except in a writing signed by all of the Parties hereto, and then only in the specific instance and for the specific purpose given. Any such amendment shall be recorded with the Office of the County Recorder for the County of San Diego.

9.4 *Independent Investigation*. The Parties acknowledge that they have conducted an independent investigation of the facts concerning the subject matter of this Agreement. The Parties agree that the factual recitals are correct and expressly assume the risk that the true facts concerning the foregoing may differ from those currently understood by them.

9.5 *Advice of Counsel*. The Parties hereby acknowledge that they have executed this Agreement after having the opportunity to consult with, and receive the advice of, their own counsel.

9.6 *Capacity*. Each individual signing this Agreement represents and warrants that he or she has been authorized to do so by proper action of the Party on whose behalf he or she has signed.

9.7 *Headings*. Section headings are for reference purposes only and shall not be used for interpreting the meaning of any provisions of this Agreement.

9.8 *Attorney's Fees*. In any action to enforce the terms of this Agreement, the Parties agree that the prevailing party shall be entitled to its reasonable attorney's fees and all costs, fees, and expenses, including the fees of expert witnesses and consultants, whether or not such costs, fees, and expenses are recoverable or allowed as costs under section 1033.5 of the California Code of Civil Procedure. In addition to the foregoing award of attorney's fees and costs, the prevailing party shall be entitled to its attorney's fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement.

9.9 *Counterparts*. This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

9.10 *Severability*. This Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

9.11 *Notice*. All notices, demands, approvals, or consents provided for in this Agreement shall be in writing and delivered to the appropriate Party at its address as follows:

If to the City:
Director of Development Services
City of Escondido
201 N. Broadway
Escondido, CA 92025

If to Owner:
Mariann M Bowles
3216 N Broadway
Escondido, CA 92026

Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other Party within five business days after the notice has been deposited in the U.S. Mail, duly registered or certified, with postage prepaid, and addressed as set forth above. Any Party may change the address information provided above by giving written notice to the other Party in the manner provided in this Agreement.

9.12 *Covenants Run with Land*. So long as this Agreement remains in effect, the obligations and benefits provided for in this Agreement shall run with the land obligated and benefited, respectively, and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof. As such, it is the intent of the Parties that this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon the Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of the Owner; and (iii) shall bind the Owner and its respective successors and assigns during the term of this Agreement. Further, the Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein.

9.13 *Effective Date*. Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____ By: _____

Dane White, Mayor

OWNER(s)

Date: _____ By: _____

[Name, Title]

Date: _____ By: _____

[Name, Title]

(ABOVE SIGNATURES MUST BE NOTARIZED; ACKNOWLEDGMENT PAGES FOLLOW)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY
Michael R. McGuinness, City Attorney

_____

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 _____]

On _____, before me, _____,

a Notary Public, personally appeared _____,

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: _____ (Seal)

City of Escondido

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 _____]

On _____, before me, _____,

a Notary Public, personally appeared _____,

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: _____ (Seal)

(OWNER)

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 _____]

On _____, before me, _____,

a Notary Public, personally appeared _____,

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: _____ (Seal)

(OWNER)

Exhibit A

Legal Description of Property

Parcel 2 of Parcel Map 6311, filed in the office of the County Recorder of San Diego County, September 1, 1977 being a portion of the Northwest Quarter of the Northeast Quarter of Section 33, Township 11 South, Range 2 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey thereof approved January 26, 1891.

Exhibit B

Conditional Approval Letter

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

November 6, 2025

Delivered Electronically:
Mer Bowles
3216 North Broadway
Escondido, CA 92026
signsbymer@gmail.com

SUBJECT: **Notice of Commission Approval | "Bowles – N. Broadway Out-of-Agency Wastewater Services" Contractual Wastewater Service Agreement for the City of Escondido to serve Assessor Parcel Number 187-500-59 (LAFCO File No. OAS25-14)**

Ms. Bowles:

This letter serves as formal notice of San Diego County Local Agency Formation Commission (LAFCO)'s approval for the City of Escondido to establish contract wastewater service for the property located at 3216 North Broadway (APN# 187-500-59) in the Hidden Meadows community. The approval is authorized under Government Code Section 56133 and adopted LAFCO policy. The approval is limited to authorizing the City to enter into an outside wastewater service agreement for the planned demolition and reconstruction of the existing single-family residence and addition of an accessory dwelling unit (ADU). Any additional uses – including but not limited to, junior ADUs, childcare facilities or other allowances contemplated under zoning – are not covered.

Should you have any questions, please call (858) 298-7280 or email me at meghanc.traynor@sdcounty.ca.gov.

Sincerely,

Meghan Traynor
Local Government Analyst I

cc: Keene Simonds, LAFCO Executive Officer
Priscilla Mumpower, Assistant Executive Officer
Erica Sellen, LAFCO Executive Assistant
Robert Barry, City of Escondido

Administration
Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T 619.321.3380
E lafco@sdcounty.ca.gov
www.sdlafco.org

Paloma Aguirre, County of San Diego
Joel Anderson, County of San Diego
Monica M. Steppe, Alt., County of San Diego
Kristi Becker, City of Solana Beach
Dane White, City of Escondido
John McCann Alt., City of Chula Vista
Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David Drake, Alt., Rincon del Diablo
Brigette Browning, General Public
Eileen Delaney, Alt., General Public

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

CERTIFICATE OF APPROVAL OF A CONTRACTUAL WASTEWATER SERVICE AGREEMENT

City of Escondido / Mer Bowles
(LAFCO File No. OAS25-14)

November 3, 2025

In accordance with California Government Code Section 56133, the San Diego County Local Agency Formation Commission (LAFCO) authorizes the City of Escondido to immediately provide extraterritorial wastewater service by contract to an unincorporated parcel located along North Broadway in the Hidden Meadows Community. The subject property is owned by Mer Bowles and identified by the County of San Diego Assessor's Office as 187-500-59. The approval is limited to authorizing the City of Escondido to enter into an outside wastewater service agreement for the planned demolition and reconstruction of the existing single-family residence and addition of an accessory dwelling unit (ADU).

Confirmation:



KEENE SIMONDS
Executive Officer

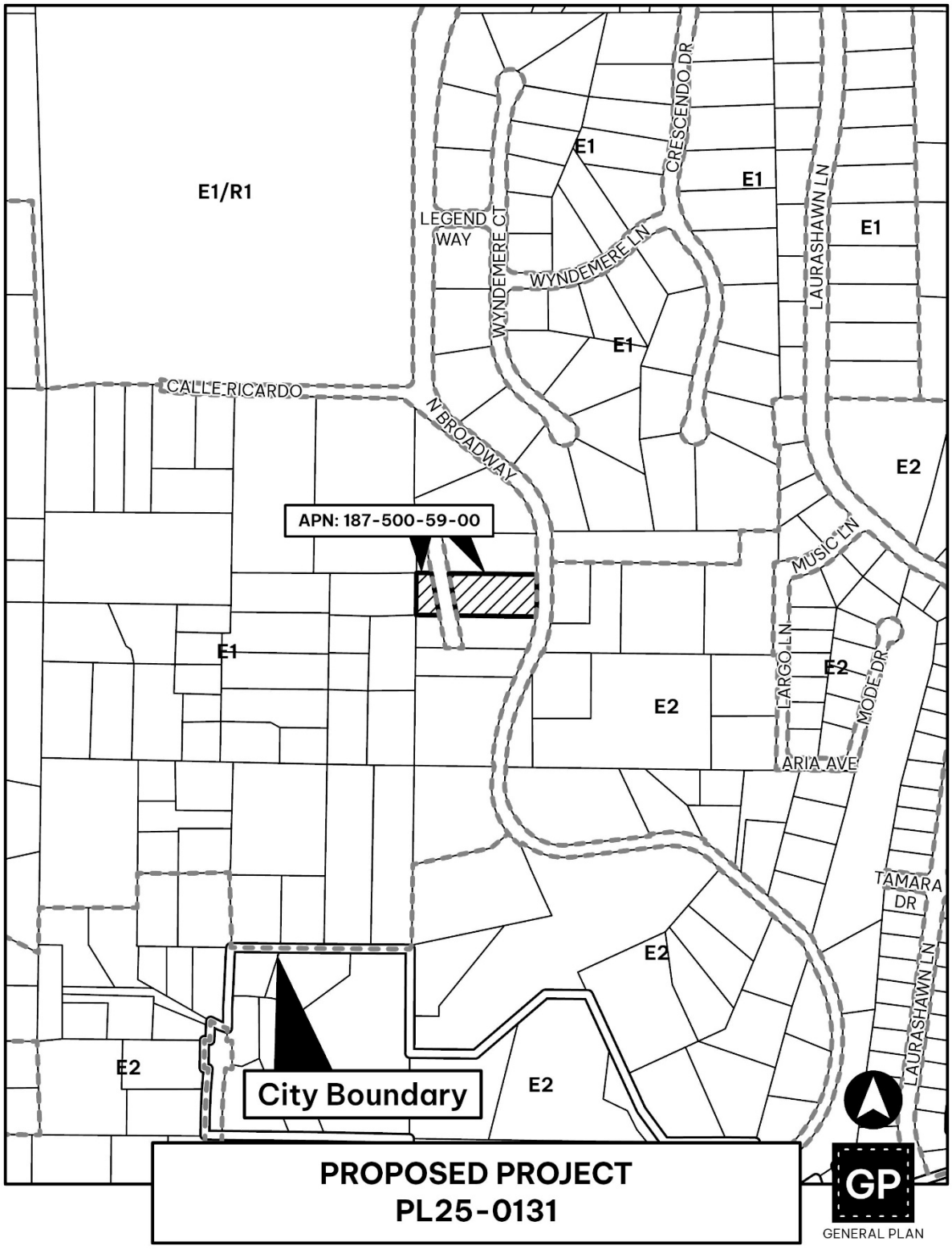
November 6, 2025

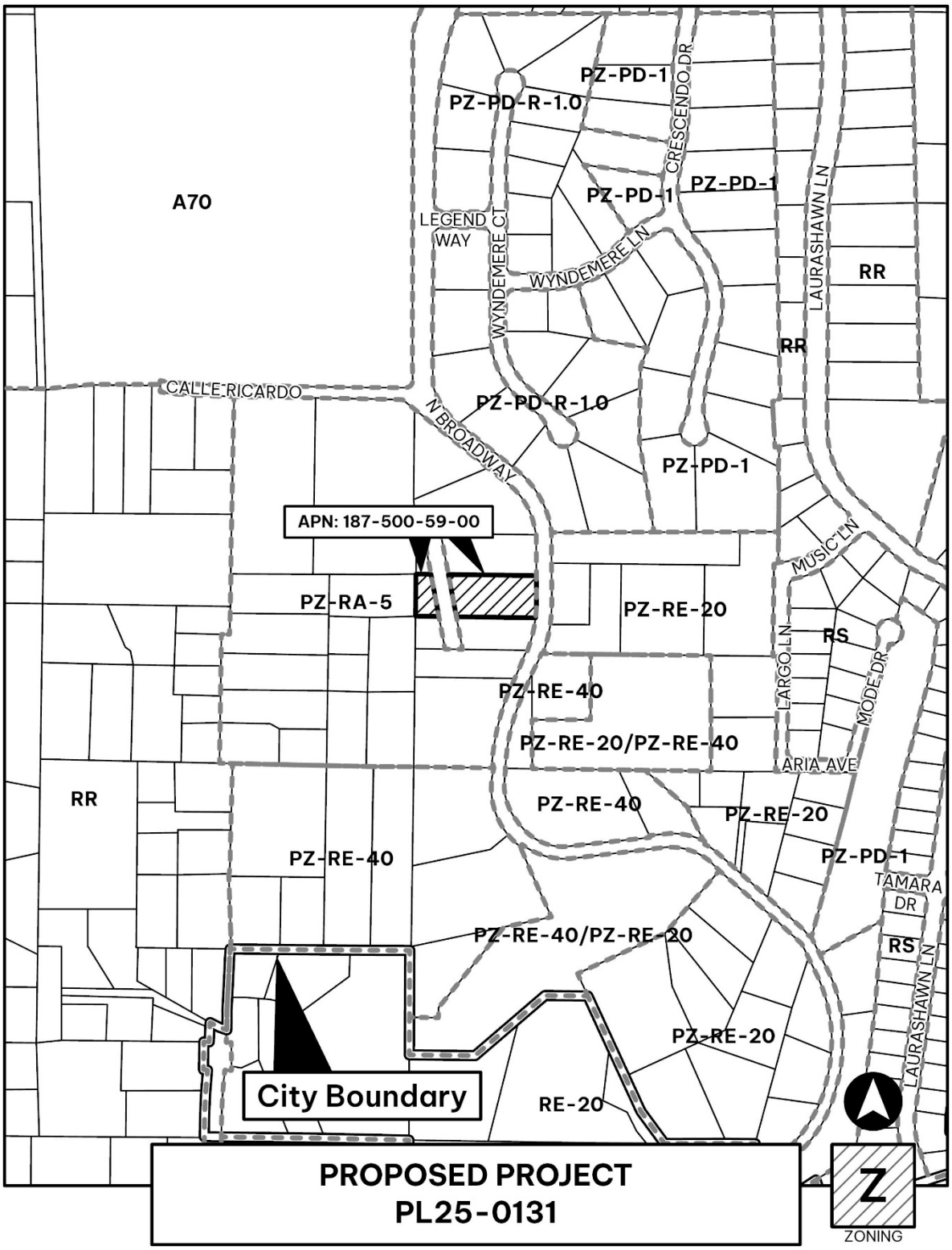
Administration
Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T 619.321.3380
E lafco@sdcounty.ca.gov
www.sdlafco.org

Paloma Aguirre, County of San Diego
Joel Anderson, County of San Diego
Monica M. Steppe, Alt., County of San Diego
Kristi Becker, City of Solana Beach
Dane White, City of Escondido
John McCann Alt., City of Chula Vista
Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David Drake, Alt., Rincon del Diablo
Brigette Browning, General Public
Eileen Delaney, Alt., General Public

Aerial Map, General Plan Designation, Zoning Designation




E1/R1
E1
E1
E1
E1
E2
E2
E2
E2
E2
E2
LEGEND WAY
WYNDEMERE CT
WYNDEMERE LN
CRESCENDO DR
LAURASHAWN LN
CALLE RICARDO
N BROADWAY
APN: 187-500-59-00
MUSIC LN
LARGO LN
MODE DR
ARIA AVE
TAMARA DR
LAURASHAWN LN
City Boundary
PROPOSED PROJECT
PL25-0131
GP
GENERAL PLAN


PZ-PD-1
PZ-PD-R-1.0
CRESCENDO DR
A70
PZ-PD-1
PZ-PD-1
LEGEND WAY
WYNDEMERE CT
WYNDEMERE LN
LAURASHAWN LN
RR
RR
CALLE RICARDO
N BROADWAY
PZ-PD-R-1.0
PZ-PD-1
APN: 187-500-59-00
MUSIC LN
PZ-RA-5
PZ-RE-20
RS
LARGO LN
MODE DR
PZ-RE-40
PZ-RE-20/PZ-RE-40
ARIA AVE
RR
PZ-RE-40
PZ-RE-20
PZ-RE-40
PZ-PD-1
TAMARA DR
PZ-RE-40/PZ-RE-20
RS
LAURASHAWN LN
PZ-RE-20
City Boundary
RE-20
PROPOSED PROJECT
PL25-0131
Z
ZONING

AMY HARBERT
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 505-6700 or (800) 253-9933 Fax: (858) 505-6786
www.sdcdeh.org

HEATHER BUONOMO, REHS
DIRECTOR OF ENVIRONMENTAL HEALTH

April 22, 2025

Mariann Bowles
3216 N. Broadway,
Escondido, Ca. 92026

RE: LAFCO Inquiry

Site Adress: 3216 N. Broadway, Escondido Ca. 92026
APN: 187-500-59-00

Dear Mrs. Bowels

The Department of Environmental Health and Quality (DEHQ) conducted a site consultation in February of 2024 regarding your onsite wastewater treatment system (OWTS) that serves your existing residence at the property referenced above. The goal of the consultation was to determine whether replacing the aging system was feasible, and if there was any opportunity to add additional occupancy to the property. Are evaluation of the property revealed that the level of seasonal groundwater exceeds the minimum allowed for OWTS installation, and DEHQ has determined that there is no suitable location on the property for replacement OWTS. If a sewer connection is available for this property, DEHQ requests that your local water agency facilitate connection as soon as possible to minimize the risk to public health and the environment due to the OWTS proximity to groundwater and Reidy creek.

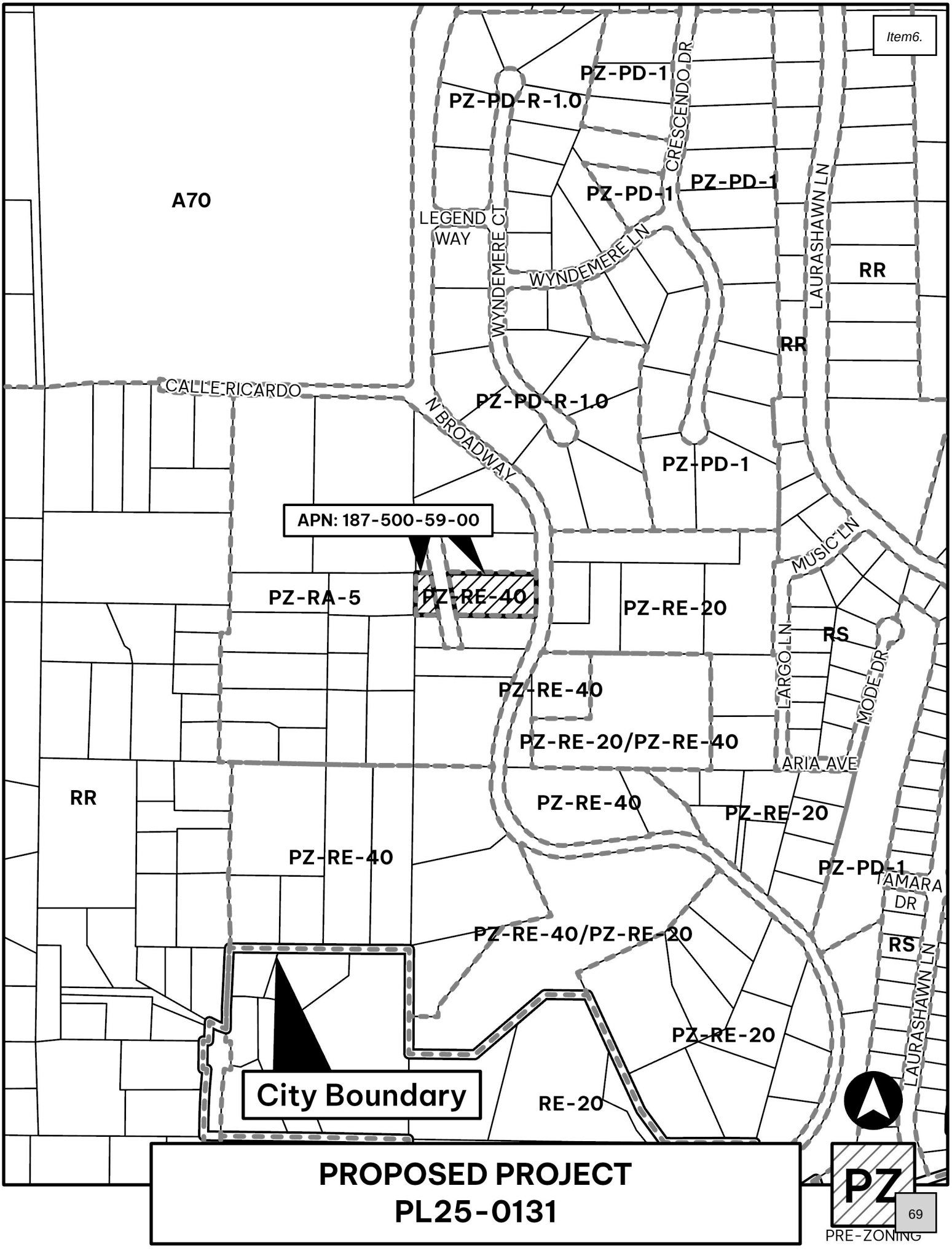
If there are any questions, I can be reached at 619-366-1590 or conner.jordan@sdcounty.ca.gov

Sincerely,

Conner Jordan
Environmental Health Specialist
Land Use Program

Cc: J. Burila, R. Barry

Attachment "3"



PROPOSED PROJECT
PL25-0131

PZ
PRE-ZONING

Sean McGlynn
City Manager
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4631 Fax: 760-839-4578

June 26, 2025

Keene Simonds, Executive Officer
San Diego LAFCO
2550 Fifth Ave, Suite 725
San Diego, CA 92103

RE: Request for LAFCO Approval of an Out-of-Agency Service Agreement – 3216 N Broadway, Escondido CA 92026

Mr. Simonds:

The City of Escondido has received a request from an affected landowner for an extension of City sewer service to unincorporated territory outside of the City's boundaries and within the City's sphere of influence in anticipation of a later change of organization to annex the property. Your Commission's approval is requested for the proposed out-of-agency sewer service agreement and extension of sewer service outside the City's boundaries.

The affected property is located at 3216 N Broadway and includes one unincorporated parcel (APN 187-500-59-00) developed in 1945 with one single-family residence that utilizes an underground septic disposal system. In a letter dated April 22, 2025, the San Diego County Department of Environmental Heath (DEH) confirmed that a potential replacement of the property's aging septic disposal system was infeasible due to high groundwater conditions and proximity to Reidy Creek, which traverses the property north to south. The DEH letter requests connection of the property to public sewer to minimize possible environmental and public health risks.

The City of Escondido has sewer service available to the subject property from adjacent infrastructure within North Broadway. The property owner would be responsible for all connection costs and fees. Attached to this request letter are copies of the DEH status letter for the property, and Escondido's standard Out-of-Agency Service Agreement template which specifies all terms and conditions for proposed extensions of City sewer service.

After receiving LAFCO's *Certificate of Approval for an Out of Agency Service Agreement*, the sewer service agreement for the subject property would proceed to the Escondido City Council for consideration. Following Council approval, the executed sewer service agreement would be recorded by the County Recorder and connection of the property to the City's sewer collection system would be allowed per the terms and conditions of the service agreement. A copy of the recorded service agreement would be forwarded to the LAFCO office.

Please contact Robert Barry with the City of Escondido at 760-839-4537 or Robert.Barry@Escondido.gov should you have any questions or require additional information regarding this request.

Sincerely,

Sean McGlynn
City Manager

Enclosures

Cc: Christopher W. McKinney, Deputy City Manager
Veronica Morones, City Planner

STAFF REPORT

April 8, 2026
File Number 0600-10; A-3587

SUBJECT

PL24-0263 – OUT-OF-AGENCY SEWER SERVICE AGREEMENT AND ESTABLISHMENT OF RESIDENTIAL ESTATE PREZONING FOR 452 BEAR VALLEY PARKWAY

DEPARTMENT

Development Services Department, Planning Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-57, authorizing the Mayor to execute an Out-of-Agency Sewer Service Agreement for an approximate 0.62-acre unincorporated property located at 452 Bear Valley Parkway (APN 239-060-05-00), and establishing prezoning for the property as Residential Estate (RE-20) in anticipation of a future annexation.

Staff Recommendation: Approval (Development Services: Kevin Snyder, Director Development Services)

Presenter: Robert Barry, AICP, Senior Planner

ESSENTIAL SERVICE – Yes, Sewer; Public Works/Infrastructure

COUNCIL PRIORITY –

FISCAL ANALYSIS

The property owner will be responsible for payment of all City and Local Agency Formation Commission ("LAFCO") fees associated with the Out-of-Agency Service Agreement, anticipated annexation of the property, connection to the City's sewer system, and ongoing sewer service charges.

PREVIOUS ACTION

In 2022, an emergency request for an Out-of-Agency Service Agreement was approved for a single-family residence at 450 Bear Valley Parkway (PL23-0385) due to a documented failure of the residence's septic disposal system. Approval of Resolution No. 2022-36 authorized the Mayor to execute the Out-of-Agency Service Agreement.

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

The Out-of-Agency Service Agreement is required for unincorporated property owners requesting connection to City sewer when outside of the City's boundary but located inside of the City's sphere of influence and in anticipation of a future annexation.

In 2024, the property owner of 450 Bear Valley Parkway (APN 239-060-05-00) received approval from San Diego County for an urban lot split under Senate Bill 9 (SB9) to develop a 3,771 square-foot single-family residence with an attached 1,008 square-foot garage on a second parcel. As part of the SB9 lot split application submittal to the County, the property owner obtained a service availability acknowledgement from the Escondido Utilities Services Department; however, the service availability form was addressed as 450 Bear Valley Parkway. As the new home and garage are on a new, separate parcel, addressed as 452 Bear Valley Parkway, a separate connection to the sewer system is required; therefore, the new development requires its own LAFCO and City approvals for out-of-agency sewer service. While the new Out-of-Agency Service Agreement was not requested in response to a documented health and safety emergency, the request was accepted in anticipation of a later annexation and subject to the terms and conditions of the Out-of-Agency Service Agreement (Exhibit "A" to Resolution No. 2026-57).

The 0.62-acre unincorporated parcel is designated as Estate II (E2) in the Escondido General Plan, which allows up to two dwelling units per acre with a minimum lot size of 20,000 square-feet (Attachment "1"). Establishment of prezoning is a LAFCO prerequisite for future annexation of the property to Escondido. Therefore, a prezone designation of Residential Estate (RE-20) is recommended as it correlates with the existing General Plan designation for the property. (Attachment "2").

Government Code Section 56133 allows a city to provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from LAFCO. San Diego LAFCO policy requires a proposed out-of-agency service agreement to be initiated by written request of the city manager. Accordingly, the Escondido City Manager submitted a written request to LAFCO on September 13, 2024 (Attachment "3") to provide administrative approval for the subject sewer service agreement. The subject agreement was then conditionally approved by the LAFCO Executive Officer on August 8, 2025 (Exhibit "B" to Resolution No. 2026-2026-57). The LAFCO service agreement approval expands the prior OAS Agreement's conditional approval for 450 Bear Valley Parkway to allow for service connection for the second dwelling unit, and a potential accessory dwelling unit, at 452 Bear Valley Parkway via private lateral to the City's existing sewer infrastructure located within Bear Valley Parkway.

ENVIRONMENTAL

The Out-of-Agency Service Agreement and extension of City sewer service to the property are exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines section 15303(d) for New Construction or Conversion of Small Structures, specifically related

to the extension of a sewer connection of reasonable length, including any associated street improvements.

RESOLUTIONS

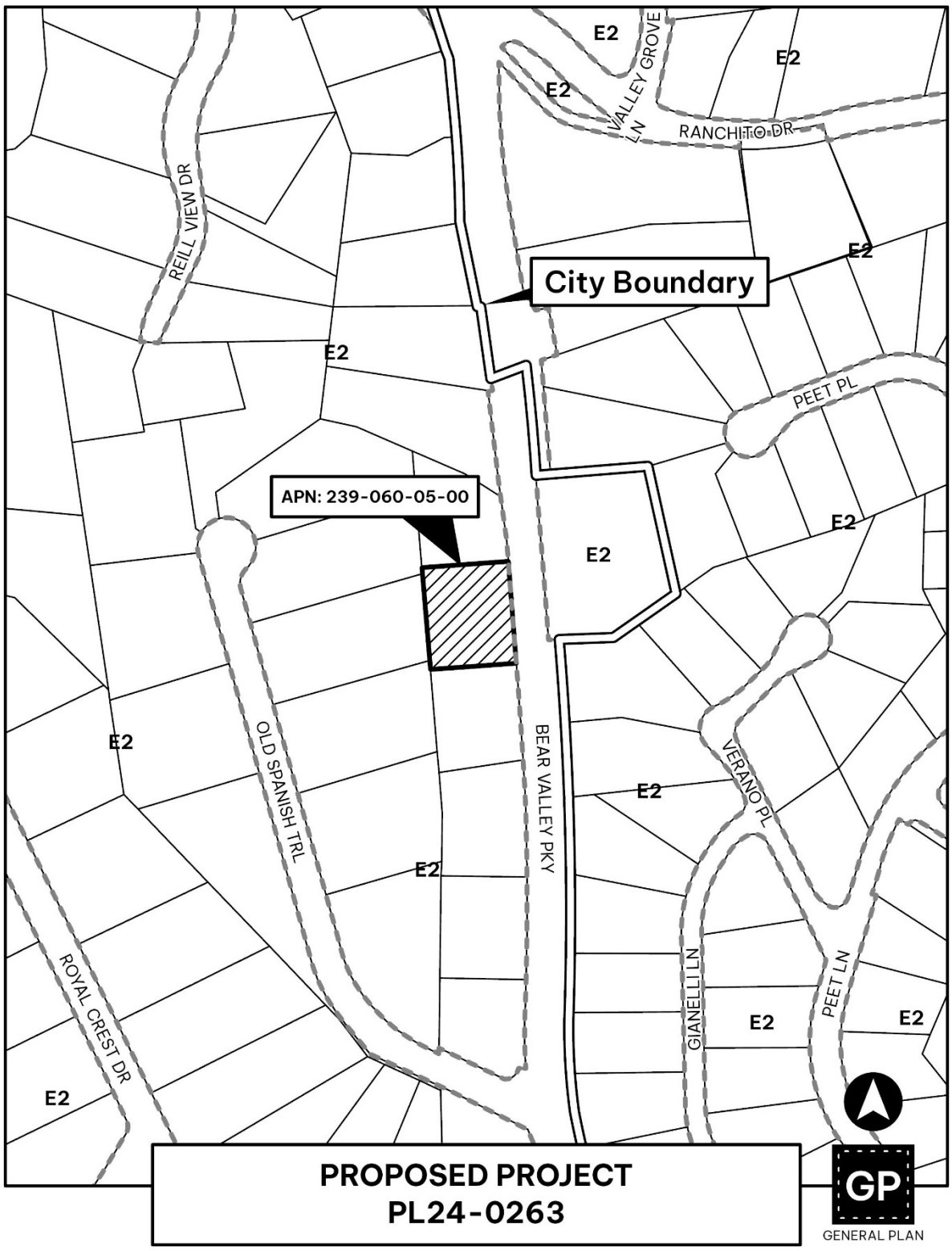
a) Resolution No. 2026-57
b) Resolution No. 2026-57 Exhibit "A" – Out-of-Agency Service Agreement
c) Resolution No. 2026-57 Exhibit "B" – LAFCO Notice of Conditional Approval

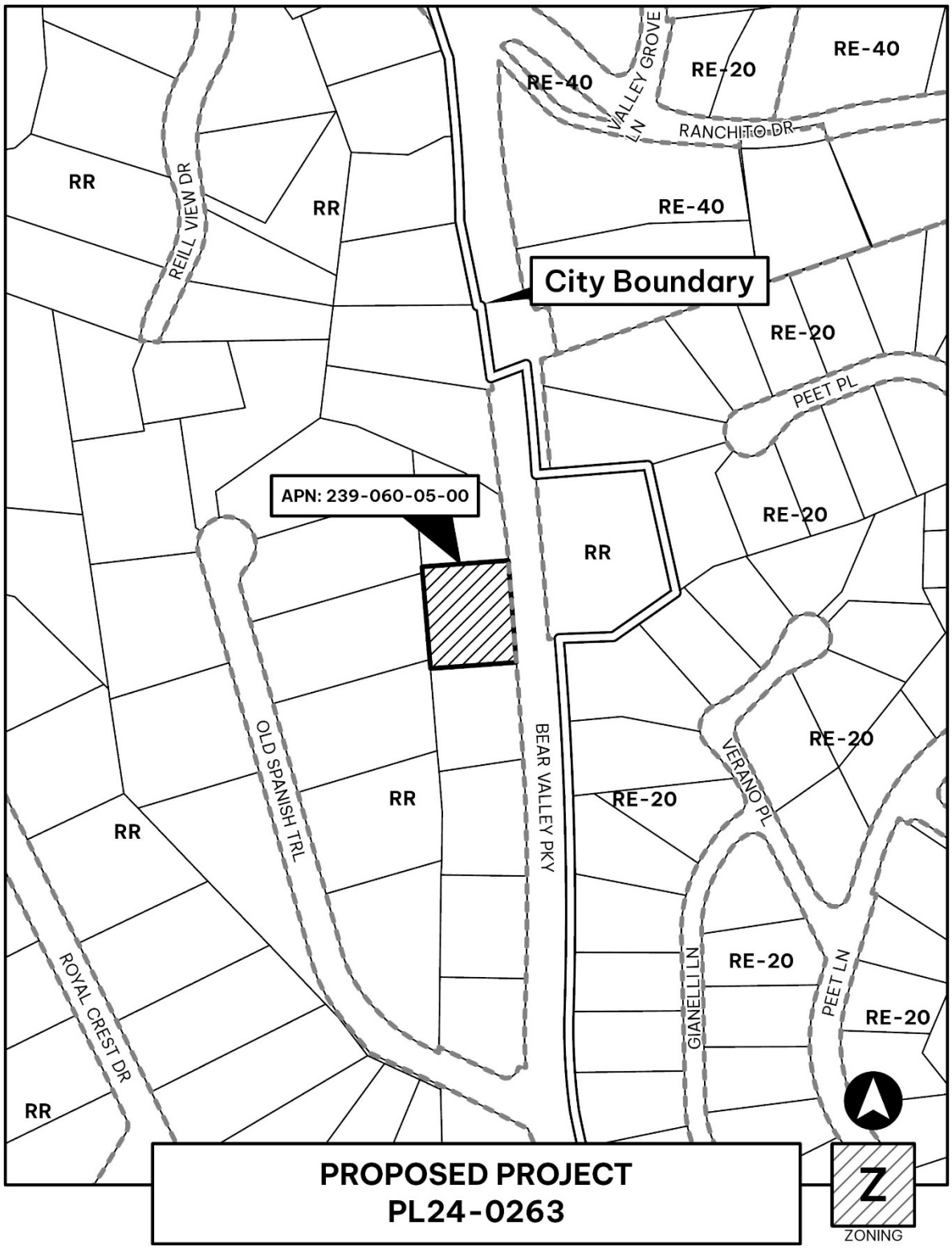
ATTACHMENTS

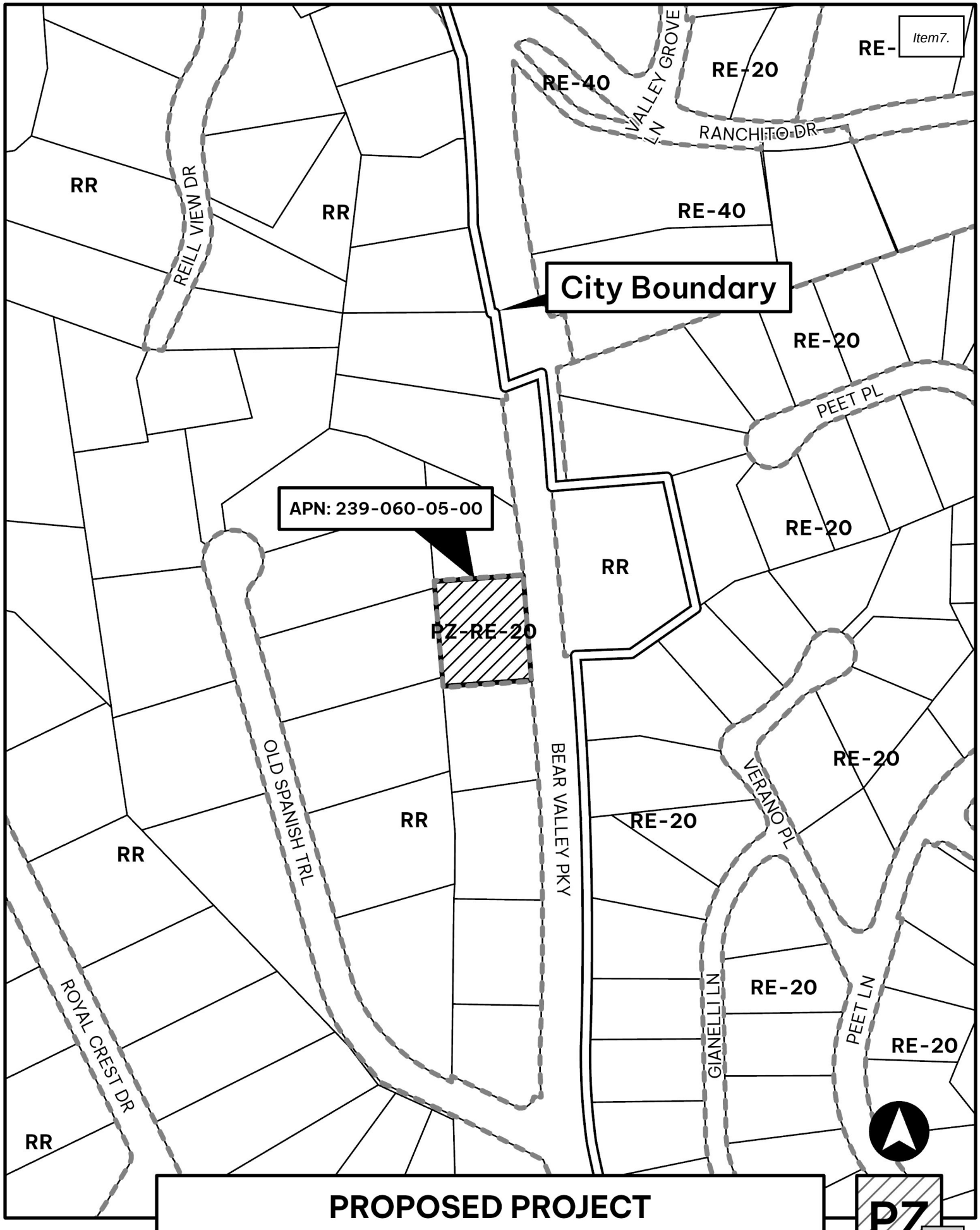
a) Attachment "1"—Aerial Map, General Plan Designation, Zoning Designation
b) Attachment "2"—Proposed Prezoning Designation
c) Attachment "3"—City of Escondido Request for LAFCO Approval, September 13, 2024

Aerial Map, General Plan Designation, Zoning Designation




E2
VALLEY GROVE LN
RANCHITO DR
REILL VIEW DR
City Boundary
PEET PL
APN: 239-060-05-00
OLD SPANISH TRL
BEAR VALLEY PKY
VERANO PL
ROYAL CREST DR
GIANELLI LN
PEET LN
PROPOSED PROJECT
PL24-0263
GP
GENERAL PLAN


RE-40
RE-20
RE-40
VALLEY GROVE LN
RANCHITO DR
RR
REILL VIEW DR
RR
RE-40
City Boundary
RE-20
PEET PL
APN: 239-060-05-00
RE-20
RR
OLD SPANISH TRL
BEAR VALLEY PKY
RE-20
VERANO PL
RE-20
RR
RR
GIANELLI LN
RE-20
PEET LN
RE-20
ROYAL CREST DR
RR
PROPOSED PROJECT
PL24-0263
Z
ZONING



PROPOSED PROJECT
PL24-0263

PZ
PRE-ZONING

ESCONDIDO
City of Choice

Sean McGlynn, City Manager
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4631 Fax: 760-839-4578

September 13, 2024

Keene Simonds, Executive Officer
San Diego LAFCO
2550 Fifth Ave, Suite 725
San Diego, CA 92103

RE: Request for LAFCO Approval of an Out-of-Agency Service Request – 452 Bear Valley Parkway, Escondido CA 92025

Mr. Simonds:

The City of Escondido has received a request from an affected landowner for an extension of City sewer service to unincorporated territory outside of the City's boundaries and within the City's sphere of influence in advance of a future change of organization to annex the property. Your Commission's approval is requested for the proposed out-of-agency sewer service agreement and extension of sewer service outside the City's boundaries.

The affected property is located at 452 Bear Valley Parkway and includes one unincorporated parcel (APN 239-060-05-00) developed with one single-family residence addressed as 450 Bear Valley Parkway. The residence addressed at 450 Bear Valley Parkway is currently connected to the Escondido sewer system via a previously-approved OAS due to failure of the property's septic system. The property owner has subsequently developed a second single-family residence addressed as 452 Bear Valley Parkway on the parcel and is requesting approval for an OAS sewer agreement with Escondido to serve the second unit.

The City of Escondido has sewer service available to the subject property from adjacent infrastructure located within Bear Valley Parkway. The property owner would be responsible for all connection costs and fees. Attached to this request letter is a copy of Escondido's standard Out-of-Agency Service Agreement template which specifies all terms and conditions for proposed extensions of City sewer service.

After receiving LAFCO's Certificate of Approval for an Out of Agency Service Agreement, the conformed sewer service agreement for the subject property would go to the Escondido City Council for consideration. Following Council approval, the sewer service agreement would be recorded by the County Recorder and connection of the property to the City's sewer collection system would be allowed per the terms and conditions of the service agreement. A copy of the recorded service agreement would be forwarded to the LAFCO office.

Please contact Robert Barry at 760-839-4537 or Robert.Barry@Escondido.gov with the City of Escondido should you have any questions or require additional information regarding this request.

Sincerely,

Sean McGlynn
City Manager

Enclosures
cc: Christopher W. McKinney, Deputy City Manager
Veronica Morones, City Planner

RESOLUTION NO. 2026-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, AN OUT-OF-AGENCY SEWER SERVICE AGREEMENT, AND ESTABLISHING RESIDENTIAL ESTATE (RE-20) PREZONING FOR AN UNINCORPORATED PROPERTY LOCATED AT 452 BEAR VALLEY PARKWAY

Case No. PL24-0263

WHEREAS, the City of Escondido ("City") has received a request to provide sewer service to a property outside of the City's incorporated boundary and within the City's adopted sphere of influence located at 452 Bear Valley Parkway ("Property"); and

WHEREAS, the Property is all that real property described in Exhibit A to the Agreement (Exhibit "A)"; and

WHEREAS, the City has received conditional approval from the San Diego County Local Agency Formation Commission ("LAFCO") for an Out-of-Agency Sewer Agreement ("Agreement"), attached hereto as Exhibit "B," for the extension and provision of sewer services to one single-family residence on the Property; and

WHEREAS, the Property has a General Plan land use designation of Estate II, which is implemented through a zoning designation of RE-20; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") and the CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), the City has evaluated the actions contemplated by this Agreement. The City has determined that the pipeline and utility improvements necessary to facilitate water and/or wastewater services to the existing dwelling unit on the Property will consist of the construction and installation of minor utility extensions of reasonable length within existing disturbed public right-of-way and on private property, and therefore, are exempt from CEQA review under CEQA Guidelines §15303(d). Further, none of the exceptions set forth in CEQA Guidelines §15300.2 apply.

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

1. That the above recitations are true and correct.

2. That the City Council, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15303(d) for New Construction or Conversion of Small Structures, specifically related to the extension of a sewer connection of reasonable length, including any associated street improvements.

3. That the City Council authorizes the mayor to execute the Agreement, on behalf of the City, in substantially the same format as Exhibit "A," which is attached hereto and incorporated by this reference, subject to final approval as to form by the City Attorney.

4. That this agreement is necessary in order for the area to receive urban services available from the City of Escondido to a single-family dwelling unit in a residential zone in anticipation of a later change of organization.

5. That this proposal is made pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 5600 et seq. of the Government Code of the State of California.

6. That the City Council approves establishment of prezoning for the property as Residential Estate (RE-20) consistent with the existing Estate II General Plan designation and in anticipation of a later annexation of the property.

7. That the City Clerk of the City of Escondido is hereby authorized and directed to file a certified copy of this Resolution to the executive officer of LAFCO.

8. That, at a public hearing on April 8, 2026, the City Council approves Resolution No. 2026-57, authorizing the mayor to execute an out-of-agency sewer service agreement, and establishing Residential Estate (RE-20) prezoning for an unincorporated property located at 452 Bear Valley Parkway.

EXEMPT FROM FEES pursuant to Gov't Code §§ 6103, 27383, and 27388.1 (filing requested/executed by municipality)

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

This Space for Recorder's Use Only

APN: 239-060-05-00

OUT-OF-AGENCY SERVICE AGREEMENT

This OUT-OF-AGENCY SERVICE AGREEMENT ("**Agreement**") is made and entered into as of the last signature date set forth below ("**Effective Date**"), by and between the City of Escondido, a California municipal corporation ("**City**") and Adam Fares and May Fares, as co-Trustees of the Fares Family Trust, U/A dated March 1, 2021 (collectively referred to herein as "**Owner**"). (The City and Owner may each be referred to herein as a "**Party**" and collectively as the "**Parties**.")

RECITALS

A. Owner possesses and owns that certain real property located at 452 Bear Valley Pkwy., which is outside the jurisdictional boundary of the City, and within the unincorporated County of San Diego, as further described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference ("**Property**").

B. Pursuant to California Government Code section 56133(a), the City may provide new or extended services outside its jurisdictional boundary only if it first requests and receives written approval from the San Diego County Local Agency Formation Commission ("**LAFCO**").

C. Pursuant to California Government Code section 56133(b), LAFCO may authorize the City to provide new or extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change of organization.

D. In accordance with California Government Code section 56133 and LAFCO's local policies, in a letter dated August 8, 2025, which is attached hereto as Exhibit B and incorporated herein by this reference ("**Conditional Approval Letter**"), LAFCO provided a conditional approval for the City to establish contract wastewater service for the Property, limited to the existing one dwelling unit on the Property and subject to the LAFCO conditions stated therein.

E. The City and the Owner desire to enter into this Agreement so the City may provide wastewater service to the existing one dwelling unit on the Property, subject to Owner meeting all of the LAFCO conditions and any conditions otherwise expressed in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, the Parties hereby mutually agree as follows:

1. Recitals. The Recitals set forth above are included herein by reference as part of this Agreement and the Parties agree that said Recitals are essential facts to this Agreement.

2. Applicability of Government Code. This Agreement is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (California Government Code section 56000 et seq.) ("**Act**") and is subject to all of the provisions of the Act, including but not limited to Government Code section 56133.

3. Authority to Connect. Upon the Parties' execution of this Agreement and Owner's recordation of this Agreement in the County Recorder's Office for San Diego County, and subject to all other terms and conditions of this Agreement, Owner may connect to the City's sewer system ("**Improvements**"). Owner agrees to construct the Improvements in conformance with all applicable federal, state, and local laws and regulations. No construction of the Improvements shall occur without first securing all required permits and approvals from the City, County, or any other local agency or regulatory authority, and without first completing environmental review pursuant to the California Environmental Quality Act ("**CEQA**").

4. Irrevocable Offer of Annexation. Owner hereby makes an irrevocable offer of annexation of the Property to the City. Owner waives any right of protest in the annexation of the Property to the City provided for under the Act or any other law or policy. Such waiver shall be binding on Owner and its heirs, successors in interests, and assigns.

5. Conditions of Approval. This Agreement shall be subject to all LAFCO conditions:

a. Owner agrees to meet all LAFCO conditions, including each of the following:

(i.) Owner shall provide LAFCO a completed contractual service agreement form along with the required application filing fee.

(ii.) Owner shall provide LAFCO a landowner-petition application to annex the Property to the City ("**Annexation Petition**"), along with the required filing fee.

(iii.) Owner shall provide LAFCO a signed copy of this Agreement.

b. Within 10 days after execution of this Agreement by all Parties, Owner shall record this Agreement with the Office of the County Recorder for San Diego County.

c. Owner shall execute and record an agreement approved by LAFCO that consents to annexation of the Property into the City, which Agreement shall run with the land and inure to and bind all successors in interest to the Property. Owner shall undertake all prezoning and associated environmental review and pay all associated City and LAFCO fees related to the annexation of the Property.

d. As a condition to annexation, Owner shall apply to the City to have the Property prezoned, a discretionary act that will require environmental review. At the time Owner

files an Annexation Petition, Owner shall file a formal application for prezoning with the City and shall diligently and in good faith prosecute such application to completion.

e. Owner shall be responsible for all LAFCO and City fees and charges in relation to the application for prezoning, application for annexation, Improvements, future wastewater service connection, or otherwise in relation to this Agreement.

f. This Agreement is limited to the provision of wastewater service to the existing one dwelling unit on the Property and shall not be construed to provide authority for the City's provision of any additional service in relation to the Property.

6. No Pre-Commitment; Final Action Subject to Environmental Review.

a. Notwithstanding any other provision of this Agreement, nothing herein shall commit or otherwise require the City, or be interpreted as requiring the City, to issue any permit, entitlement, or other approval in relation to the Improvements. Rather, the City and Owner acknowledge and agree that the City retains full discretionary authority with respect to the Improvements, and may approve, disapprove, modify, or condition the Improvements, or any portion thereof, as otherwise authorized by law. Owner acknowledges and agrees that it is proceeding at its own risk and expense until such time as all required permits, entitlements, or other approvals are approved and without assurance that any required permits, entitlements, or other approvals will be approved.

b. The City shall not enter into any agreement that will allow for the construction of the Improvements until there has been appropriate compliance with CEQA. The City, through the planning process with Owner as to the Improvements, will identify the actions and activities that would be necessary to construct the Improvements and thereby facilitate meaningful environmental review.

7. Term. This Agreement shall commence on the Effective Date and shall remain in effect until the earlier of any of the following: (i) the Property is annexed into the City; or (ii) the Agreement is terminated by the City if Owner fails to meet any condition stated herein.

8. Indemnification. Owner (including Owner's agents, employees, contractors, and subcontractors, if any) shall hold harmless, defend (with counsel reasonably acceptable to the City), and indemnify the City, its boards, commissions, departments, officials, officers, agents, employees, and volunteers 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, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "**Claims**"), and any attorney's, consultant, or expert fees and City staff costs for investigating or responding to any Claims, incurred in connection with or arising in whole or in part from this Agreement, the use of the Improvements by the Owner (including Owner's agents, employees, invitees, contractors, and subcontractors, if any), the condition of the Improvements, or any related construction or other work undertaken on the Property, including without limitation (i) any death or bodily injury to a person; (ii) any injury to, loss, or theft of tangible or intangible property, including economic loss; or (iii) any other loss, damage, or expense sustained by the Owner in connection with any work or obligations performed in connection with this Agreement, except for any liability resulting from the active negligence, sole negligence, or

willful misconduct of the City. The duty to defend the City as described in this Paragraph 10 shall apply regardless of whether any Claims are groundless, fraudulent, or false. All obligations under this Paragraph 10 shall survive the termination of this Agreement.

9. Miscellaneous.

12.1 *Governing Law*. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California. Any litigation arising out of this Agreement shall be conducted only in the state or federal courts of San Diego County, California.

12.2 *Entire Agreement*. This Agreement, together with its attachments or other documents, if any, described or incorporated herein, contains the entire agreement and understanding concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. Each of the Parties hereto acknowledges that no other Party, nor the agents nor the attorneys for any Party, has made any promise, representation or warranty whatsoever, express or implied, not contained herein, to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

12.3 *Amendment*. This Agreement may not be amended except in a writing signed by all of the Parties hereto, and then only in the specific instance and for the specific purpose given. Any such amendment shall be recorded with the Office of the County Recorder for the County of San Diego.

12.4 *Independent Investigation*. The Parties acknowledge that they have conducted an independent investigation of the facts concerning the subject matter of this Agreement. The Parties agree that the factual recitals are correct and expressly assume the risk that the true facts concerning the foregoing may differ from those currently understood by them.

12.5 *Advice of Counsel*. The Parties hereby acknowledge that they have executed this Agreement after having the opportunity to consult with, and receive the advice of, their own counsel.

12.6 *Capacity*. Each individual signing this Agreement represents and warrants that he or she has been authorized to do so by proper action of the Party on whose behalf he or she has signed.

12.7 *Headings*. Section headings are for reference purposes only and shall not be used for interpreting the meaning of any provisions of this Agreement.

12.8 *Attorney's Fees*. In any action to enforce the terms of this Agreement, the Parties agree that the prevailing party shall be entitled to its reasonable attorney's fees and all costs, fees, and expenses, including the fees of expert witnesses and consultants, whether or not such costs, fees, and expenses are recoverable or allowed as costs under section 1033.5 of the California Code of Civil Procedure. In addition to the foregoing award of attorney's fees and costs, the prevailing party shall be entitled to its attorney's fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement.

12.9 *Counterparts*. This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

12.10 *Severability*. This Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

12.11 *Notice*. All notices, demands, approvals, or consents provided for in this Agreement shall be in writing and delivered to the appropriate Party at its address as follows:

If to the City:

Director of Development Services
City of Escondido
201 N. Broadway
Escondido, CA 92025

If to Owner:

Adam Fares and May Fares
Fares Family Trust
450 Bear Valley Pkwy
Escondido, CA 92025

Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other Party within five business days after the notice has been deposited in the U.S. Mail, duly registered or certified, with postage prepaid, and addressed as set forth above. Any Party may change the address information provided above by giving written notice to the other Party in the manner provided in this Agreement.

12.12 *Covenants Run with Land*. So long as this Agreement remains in effect, the obligations and benefits provided for in this Agreement shall run with the land obligated and benefited, respectively, and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof. As such, it is the intent of the Parties that this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon the Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of the Owner; and (iii) shall bind the Owner and its respective successors and assigns during the term of this Agreement. Further, the Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein.

12.13 *Effective Date*. Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____ By_____
Dane White, Mayor

OWNER(s)

Date: _____ By_____

Adam Fares, co-Trustee, Fares Family Trust,
U/A dated March 1, 2021

Date: _____ By_____

May Fares, co-Trustee, Fares Family Trust,
U/A dated March 1, 2021

(ABOVE SIGNATURES MUST BE NOTARIZED; ACKNOWLEDGMENT PAGES FOLLOW)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
Michael R. McGuinness, City Attorney

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 _____]

On _____, before me, _____, a Notary Public, personally appeared _____, 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: _____ (Seal)

City of Escondido

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 _____]

On _____, before me, _____, a Notary Public, personally appeared _____, 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: _____ (Seal)

(OWNER)

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 _____]

On _____, before me, _____, a Notary Public, personally appeared _____, 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: _____ (Seal)

(OWNER)

Exhibit A

Legal Description of Property

All of THAT PROPERTY situated in the County of San Diego, State of California, more commonly known as 450 Bear Valley Parkway, Escondido, CA 92025; which property is bounded and described as:

LOT 5 OF GREEN ACRES ESTATES IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3036, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 4, 1953

Exhibit B

Conditional Approval Letter

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

August 8, 2025

Delivered Electronically:
Adam Fares
450 and 452 Bear Valley Parkway
Escondido, CA 92025
adam@fares-inc.com

SUBJECT: Notice of Commission Approval | Contractual Wastewater Service Agreement for the City of Escondido to Serve Assessor Parcel Number 239-060-05 | (LAFCO File No. OAS24-16)

Mr. Fares:

This letter serves as formal notice the San Diego County Local Agency Formation Commission (LAFCO) conditionally approved the above-referenced request with standard terms at a public meeting held on August 4, 2025. The approved request authorizes the City of Escondido to extend out-of-agency wastewater service to an unincorporated 0.6-acre parcel located at 452 Bear Valley Parkway (APN# 239-060-05). Specifically, the action expands a prior approval to also include contract wastewater service a new second single-family residence in support of a pending Senate Bill (SB) 9 lot split. The approval also provides related service allowances to accommodate accessory dwelling units (ADUs) for both single-family residences.

Should you have any questions, please call (858) 298-7280 or email me at meghanc.traynor@sdcounty.ca.gov.

Sincerely,

Meghan Traynor
Local Government Analyst I

cc: Keene Simonds, LAFCO Executive Officer
Priscilla Mumpower, Assistant Executive Officer
Erica Sellen, LAFCO Executive Assistant
Robert Barry, City of Escondido
Veronica Morones, City of Escondido

Administration
Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T 619.321.3380
E lafco@sdcounty.ca.gov
www.sdlafco.org

Paloma Aguirre, County of San Diego
Joel Anderson, County of San Diego
Monica M. Steppe, Alt., County of San Diego
Kristi Becker, City of Solana Beach
Dane White, City of Escondido
John McCann Alt., City of Chula Vista
Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David Drake, Alt., Rincon del Diablo
Brigette Browning, General Public
Eileen Delaney, Alt., General Public

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

CERTIFICATE OF APPROVAL OF A CONTRACTUAL WASTEWATER SERVICE AGREEMENT

City of Escondido / Adam Fares
(LAFCO File No. OAS24-16)

August 8, 2025

In accordance with California Government Code Section 56133, the San Diego County Local Agency Formation Commission (LAFCO) authorizes the City of Escondido to immediately provide extraterritorial wastewater service by contract to an unincorporated parcel located along Bear Valley Parkway in Escondido. The subject property is owned by Adam Fares and identified by the County of San Diego Assessor's Office as 239-060-05. The approval is limited to authorizing the City of Escondido to enter into an outside wastewater service agreement for the new single-family residence constructed via a Senate Bill (SB) 9 lot split with related service allowances to accommodate accessory dwelling units (ADUs) for both existing single-family residences.

Confirmation:

KEENE SIMONDS
Executive Officer

August 8, 2025

Administration
Keene Simonds, Executive Officer
2550 Fifth Avenue, Suite 725
San Diego, California 92103
T 619.321.3380
E lafco@sdcounty.ca.gov
www.sdlafco.org

Paloma Aguirre, County of San Diego
Joel Anderson, County of San Diego
Monica M. Steppe, Alt., County of San Diego
Kristi Becker, City of Solana Beach
Dane White, City of Escondido
John McCann Alt., City of Chula Vista
Chair Stephen Whitburn, City of San Diego
Marni von Wilpert, Alt., City of San Diego
Vice Chair Barry Willis, Alpine Fire Protection
Jo MacKenzie, Vista Irrigation
David Drake, Alt., Rincon del Diablo
Brigette Browning, General Public
Eileen Delaney, Alt., General Public

STAFF REPORT

April 8, 2026
File Number 0800-40

SUBJECT

PL26-0088: RESOLUTION NO. 2026-64 AUTHORIZING REVOCATION OF CONDITION OF APPROVAL SPECIFIED IN EXHIBIT "E" OF RESOLUTION NO. 2024-183R PERTAINING TO CONDITIONAL USE PERMIT PH19-0049

DEPARTMENT

Development Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-64 revoking Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R approved by the City Council on December 4, 2024 subject to the following conditions: a) payment to the City of a one-time fee of $50,000; and b) full and complete assignment to the City of previously approved traffic signal plans for the Rock Springs Road and Lincoln Avenue intersection.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Kevin Snyder, AICP, Development Services Director

ESSENTIAL SERVICE – Yes, Land Use/Development; Public Works/Infrastructure

COUNCIL PRIORITY – Be Business Friendly; Build Trust and Accountability; Drive Community and Land Development

FISCAL ANALYSIS

The prior City Council action directed that the Applicant assume an obligation of $560,000 toward the construction of a new traffic signal at Rock Springs Road and Lincoln Avenue. The fair share approach recommended in this Resolution will require the applicant to pay a one-time fee of $50,000 and also to completely and fully assign the previously approved traffic signal plans prepared by the applicant to the City. The production cost of these plans is approximately $50,000. The assignment of these plans will result in a time savings of approximately one-year to the City as it will own the approved traffic signal plans that would normally take approximately one year to produce. This ownership will allow the City to proceed immediately into the bidding and awarding phase of a future capital improvement project.

CITY of ESCONDIDO

STAFF REPORT

PREVIOUS ACTION

On January 13, 2021, the City Council adopted a General Plan Amendment, Zone Map Amendment, and Conditional Use Permit (PHG19-0049) for development of a gasoline service station and convenience store with concurrent sale of alcoholic beverages (beer and wine) ("Approved Project") on the Project site. The Approved Project plans are provided under Attachment "5" for reference. The Approved Project also included adoption of a Mitigated Negative Declaration (MND) (ENV19-0006) and Mitigation Monitoring and Reporting Program ("MMRP"). The MND contained mitigation measures, adopted for the Approved Project, to reduce potential impacts to cultural/tribal cultural resources, geology, noise, and traffic.

On November 12, 2024, the Planning Commission held a duly noticed public hearing for the Project. During the November 12th meeting, the Planning Commission raised a number of concerns regarding safety; fair share requirements; adherence to the General Plan; and environmental metrics for analysis of the Project. In summary, the Planning Commission concluded the Project is not consistent with the General Plan's Quality-of-Life LOS thresholds, and did not warrant waiving of Engineering's traffic signal condition as proposed by the Applicant.

Ultimately, the Planning Commission voted 5 – 0 (two excused absences) to adopt Resolution No. 2024-21, recommending denial to the City Council of the Project as proposed, and adoption of the Addendum to the Mitigated Negative Declaration and approval of Alternative Option (Recommended Alternative).

On December 4, 2024, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendation. As part of its deliberation, the City Council considered three (3) different alternatives including a fair share alternative. Following the conclusion of its deliberation, the City Council adopted Resolution No. 2024-183R establishing a condition of approval requiring the Applicant to pay $560,000 for the construction of a new traffic signal at the intersection of Rock Springs Road and Lincoln Avenue.

BACKGROUND

Morrie Golcheh, ("Applicant"), submitted a written request to the City Clerk on February 4, 2026 for revocation of a conditional use permit condition of approval requiring the payment of $560,000 of the construction cost of a new traffic signal specified in Street Improvements and Traffic Condition of Approval No. 5 in Exhibit "E" of Resolution No. 2024-183R (Attachment "1") adopted by the City Council on December 4, 2024 at the intersection of Rock Springs Road and Lincoln Avenue for a previously approved commercial project (PHG19-0049) for a 1.14-acre site composed of two parcels (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00) located at the northwest corner of West Mission Avenue and Rock Springs Road and further addressed as 900 West Mission Avenue, Escondido, CA 92025; and upon receipt of the Applicant's request, Engineering Services of the Development Services Department, evaluated the aforementioned request and determined that the requirement for the payment of $560,000 of a new traffic signal at the intersection of Rock Springs

CITY of ESCONDIDO

STAFF REPORT

Road and Lincoln Avenue was not proportionate to the level of project related traffic impacting this intersection. Engineering Services determined that the Applicant's project would generate approximately twelve and one-half (12.5) percent of the traffic affecting this intersection and identified that it was appropriate and necessary to revoke Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R (Attachment "1") adopted by the City Council on December 4, 2024. Engineering Services further determined that the Applicant was responsible for a reasonable and appropriate portion of the traffic generated impact at the intersection of Rock Springs Road and Lincoln Avenue to address the public, health, safety and welfare. Engineering Services identified that the aforementioned project related traffic impact at the Rock Springs Road and Lincoln Avenue intersection should be mitigated by the one-time payment of $50,000 and the full and irrevocable assignment of the City approved traffic signal plans from the Applicant and the Engineer of Record to the City of Escondido.

Following the analysis conducted by Engineering Services, the Development Services Director presented to the Applicant the above conditions for the of the Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R (Attachment "1") adopted by the City Council on December 4, 2024, and the Applicant concurred with these conditions. The Development Services Director subsequently initiated a city-sponsored consideration of the aforementioned request based on the preceding facts and the Applicant's concurrence with the aforementioned conditions.

A public hearing is required to be conducted prior to the City Council's consideration and decision on this matter because of the public hearing nature of the previous City Council action establishing the affected condition of approval to provide the public the opportunity to speak in support or opposition or natural on the Applicant's request. Because the Applicant's request for reconsideration is directly related to previous action taken by the City Council, this item will be heard directly by the City Council without prior Planning Commission review and recommendation;

RESOLUTIONS

a. Resolution No. 2026-64

ATTACHMENTS

a. Attachment "1"—Resolution No. 2024-183R

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RESOLUTION NO. 2024-183R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING DENIAL OF THE APPLICANT'S PROPOSAL FOR A MODIFICATION TO A CONDITIONAL USE PERMIT AND ADOPTION OF AN ADDENDUM AND APPROVAL OF ALTERNATIVE OPTION (RECOMMENDED ALTERNATIVE)

APPLICANT: Ilan Golcheh

CASE NO(s): PL24-0183

WHEREAS, Ilan Golcheh ("Applicant"), filed a land use development application, Planning Case No. PL24-0183 ("Application") constituting a request to modify a previously approved Conditional Use Permit (PHG19-0049) ("Approved Project"). The modification proposes removal of the Engineering Division's Condition of Approval No. 5 of Resolution No. 2021-05 and Mitigation Measure Condition of Approval TRA-1 of Resolution No. 2021-05 both requiring the construction of a traffic signal at the Rock Springs Road and W. Lincoln Avenue intersection ("Project"). The project site is located on a 1.14-acre site (APNs 228-220-13-00 and 228-220-43-00), within the General Plan Land Use designation of General Commercial (GC), and a zoning designation of General Commercial (CG).

WHEREAS, City staff identified an alternative to the Applicant's request to modify the Conditional Use Permit entailing removal of Engineering Condition of Approval Nos. 2, 3, 6, and 15, and Fee Condition of Approval No. 2, all of Approved Project Resolution No. 2021-05; and

WHEREAS, the Applicant submitted an Addendum to the previously adopted Mitigated Negative Declaration to clarify the environmental record related to mitigation measures associated with the Approved Project's Traffic Impacts; and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning

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Code 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, 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 Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code 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, on December 08, 2020, the Planning Commission adopted Resolution No. 2020-19 recommending that the City Council approve a General Plan Amendment, Zone Map Amendment, and Conditional Use Permit for construction of a 4,284 square-foot gas station with the concurrent sale of alcoholic beverages; and

WHEREAS, on January 13, 2021, the City Council adopted Resolutions No. 2021-04 and 2021-05, and Ordinance No. 2021-01, approving the General Plan Amendment, Zone Map Amendment, and Conditional Use Permits for the Approved Project; and,

WHEREAS, the City Council action adopted a Mitigated Negative Declaration (MND), and associated Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, pursuant to Condition of Approval (Conformance to Approved Plans) of Resolution No. 2021-05, modifications to the Approved Project may require submittal of an amendment to the Permit and approval by the authorized agency; and,

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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, in accordance with Section 15164 (Addendum to an EIR or Negative Declaration) an Addendum was prepared for the Project and is incorporated fully herein as Exhibit “C” to clarify the removal of mitigation measures related to traffic impacts; and,

WHEREAS, a revised Mitigation Monitoring and Reporting Program (MMRP) was prepared and incorporated fully herein as Exhibit “D;” and

WHEREAS, on November 12, 2024, the Planning Commission held a duly noticed public hearing and voted 5-0 to adopt Resolution No. 2024-21 recommending that the City Council deny the Applicant’s Project and adopt the Addendum to the Mitigate Negative Declaration and an alternative option referred to as Alterative Option (Recommended Alternative); and,

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby **recommends denial** of the Project and instead recommends approval of Alternative Option (Recommended Alternative) as conditioned and detailed in Exhibit “E,” 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, as discussed in the City Council staff report dated December 4, 2024 and the Planning Commission staff report dated November 12, 2024 the Project is inconsistent with the City’s 2012 General Plan; and,

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WHEREAS, as discussed in the City Council staff report dated December 4, 2024, the Planning Commission staff report dated November 12, 2024, and Exhibit “B” of this resolution, the Alternative Option (Recommended Alternative) is consistent with the City’s 2012 General Plan; and,

WHEREAS, upon further deliberation by City Council on December 4, 2024 the Project’s alternative option was modified to limit the applicant’s financial contribution to pay no more than $560,000 toward the construction cost of installing the traffic signal at the intersection of Rock Springs Road and Lincoln Avenue; and

WHEREAS, on December 4, 2024 the City Council held a duly noticed public hearing as prescribed by law, at which time the City Council 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 City Council, 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 City Council staff report, dated December 04, 2024, with its attachments as well as City staff’s and the Planning Commission’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 City Council was conducted in all respects as required by the Escondido Municipal Code and the rules of the City Council.

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WHEREAS, the City Clerk, whose office is located at 201 North Broadway, Escondido, CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings up on which the City Council's decision is based, which documents and material shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

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

1. That the above recitations are true.

2. That the City Council in its independent judgement have reviewed and determined an Addendum to the adopted Mitigated Negative Declaration prepared in compliance with all the requirements contained in the California Environmental Quality Act (CEQA) Guidelines and Article 47 (Environmental Quality), the staff report dated December 4, 2024, and testimony given at the public hearing, and makes the environmental determinations including with Finding of Fact attached as Exhibit "B" hereto and incorporated by this reference. Further, none of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

3. That the City Council in its independent judgement has determined that this action denying the Project and approving Alternative Option (Recommended Alternative) is reliant upon the adopted Mitigated Negative Declaration for the Approved Project.

4. The City Council, therefore, directs that a Notice of Determination be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

5. After consideration of all evidence presented, and studies and investigations made by the City Council and on its behalf, the City Council makes the following substantive findings and

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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 City Council reached a decision on the matter as hereinafter set forth. The City Council expressly declares that it would not have made this decision 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 uses permitted hereby.

6. The development plans for the Approved Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is **hereby denied and the Alternative Option (Recommended Alternative) is approved** as set forth within the Staff Report dated December 4, 2024. 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 Approved Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Approved Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services 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,

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www.escondido.gov, 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.

Docusign Envelope ID: 7AFA4BBE-0341-4E5B-8BAE-4422C946D5EB

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof the 4th day of DECEMBER, 2024 by the following vote to wit:

AYE : Councilmembers: J. GARCIA, MARTINEZ, MORASCO, WHITE

NOES : Councilmembers: C. GARCIA

ABSENT : Councilmembers: NONE

APPROVED:

DocuSigned by:
Dane White
19FFE5DB8C3B409...

DANE WHITE, Mayor of the
City of Escondido, California

ATTEST:

DocuSigned by:
Zack Beck
A58535D0BDC1430...

ZACK BECK, City Clerk of the
City of Escondido, California

RESOLUTION NO. 2024-183R

Docusign Envelope ID: 7AFA4BBE-0341-4E5B-8BAE-4422C946D5EB

Exhibit "A"

Legal Description

Project No(s).: PL24-0183

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 228-220-43

THAT PORTION OF THE SOUTHERLY HALF OF LOT 2 IN BLOCK 158 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE OF NO. 724, MADE BY J. M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SANDIEGO COUNTY, AUGUST 13, 1892, LYING SOUTHERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF SAID LOT 2, DISTANT 330 FEET FROM THE MOST NORTHERLY CORNER THEREOF, TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, DISTANT 330.25 FEET SOUTHERLY FROM THE MOST WESTERLY CORNER THEREOF AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 449.5 FEET - MEASURED BETWEEN PARALLEL LINES - OF SAID LOT 2. EXCEPTING THEREFROM THE NORTHWESTERLY 150 FEET THEREOF. ALSO EXCEPTING THERE FROM THE SOUTHEASTERLY 9 FEET THEREOF. ALSO EXCEPTING THEREFROM THE NORTHEASTERLY 9 FEET THEREO. ALSO EXCEPTING THERE FROM THE INTEREST CONVEYED TO THE CITY OF ESCONDIDO IN DEED RECORDED MARCH 25, 1974, AS FILE NO. 74-073291 OF OFFICIAL RECORDS, IN AND TO THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2, BEING ALSO A POINT IN THE CENTER LINEOF THAT CERTAIN 66 FOOT STREET KNOWN AS ROCK SPRINGS ROAD; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 SOUTH 69° 45' 10" WEST 33.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 20° 14' 20" WEST PARALLEL WITH THE CENTER LINE OF SAID ROCK SPRINGSROAD 9.00 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 9.00 FEET OF SAID LOT 2 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 20° 14' 20" WEST 137.80 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ESCONDIDO IMPORTS, INC., A CALIFORNIA CORPORATION, BY DEED RECORDED MAY 17, 1971, AS FILE NO. 101247; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID ESCONDIDO IMPORTS, INC. LAND SOUTH 69° 44' 40" WEST 9.00 FEET; THENCE SOUTH 20° 14' 20" EAST PARALLEL WITH THE CENTER LINE OF SAID ROCK SPRINGS ROAD 117.81 FEET TO THE BEGINNING OF A TANGENT 20 FOOT RADIUS CURVE, CONCAVE WESTERLY, THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 39" A DISTANCE OF 31.41 FEET TO A POINT OF TANGENCY WITH THENORTHWESTERLY LINE OF THE SOUTHEASTERLY 9.00 FEET OF SAID LOT 2; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 69° 45' 10" EAST 28.99 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: APN: 228-220-13

THE NORTHWESTERLY 150.00 FEET OF THAT PORTION OF THE SOUTHERLY HALF OF LOT 2 IN BLOCK 158 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 724, MADE BY J. M. GRAHAM, AND FILED IN THE OFFICE OFTHE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, LYING SOUTHERLY OF A LINE DRAWN. FROM A POINT ON THE EASTERLY LINE OF SAID LOT 2, DISTANT 330.00 FEET FROM THE MOST NORTHERLY CORNER THEREOF,

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TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, DISTANT 330.25 FEET FROM THE MOST WESTERLY CORNER THEREOF. EXCEPTING THERE FROM THE SOUTHWESTERLY 449.50 FEET BETWEEN PARALLEL LINES. ALSO EXCEPTING THEREFROM THE NORTHEASTERLY 9.00 FEET THEREOF.

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EXHIBIT "B"

PRJOECT CASE NO. PL24-0183

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project. The project entails the reevaluation of the CEQA metrics used in the original project's adopted MND (ENV19-0006) ("Project"), as the public agency with the principal responsibility for approving the Project.
2. In order to evaluate the General Plan Amendment, Zone Map Amendment, and Conditional Use Permit ("Original Project") under the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) (ENV 19-0006) was prepared and adopted by the Escondido City Council in January 2021.
3. CEQA Guidelines 15164 requires lead agencies to prepare an Addendum to a previously certified environmental document if some changes or additions to the project are necessary, but none of the conditions described in CEQA Section 15162 requiring preparation of a subsequent environmental document are present. The City Council has reviewed and considered the adopted MND and the attached Project Addendum, and finds that these documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the revised Original Project, described herein. The City Council further finds that the Addendum and administrative record have been completed in compliance with CEQA, and that the adopted MND, and this Project Addendum, reflect the City's independent judgement.

4. Based on the substantial evidence set forth in the record, including but not limited to the 2021 adopted MND, and the attached Project Addendum, the City Council finds that, based on whole record before them, none of the conditions under CEQA Guidelines Section 15162 – 15163, requiring subsequent environmental review, have occurred because the revised project:

    a. Will **not** result in substantial changes that would require major revisions of the 2021 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

    b. Will **not** result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the 2021 MND due to

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the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects;

c. Does **not** present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2021 adopted MND was approved showing any of the following:

   i. The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;

   ii. Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;

   iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   iv. Mitigation measures or alternative which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

5. Further, based on the substantial evidence set forth in the record, including but not limited to 2021 adopted MND, the Addendum prepared for the Project, and the Planning Commission staff report dated November 12, 2024, the City Council finds that the applicable mitigation measures identified in the 2021 MND would ensure that any potential impacts would be reduced to less than significant levels. No new mitigation measures are required to mitigate environmental impacts associated with the Project. Therefore, the Addendum supports the City's consideration of the Project, as outlined in CEQA Guidelines Section 15162 and 15164.

6. Pursuant to CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the original 2021 adopted MND.

7. The recommended action also includes the adoption of the revised Mitigation Monitoring and Reporting Program (MMRP) attached hereto this Resolution.

8. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Hall. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

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Conditional Use Permits (Section 33-1203 of Article 61 of the Escondido Zoning Code)

With respect to Planning Case No. PL24-0183, the City Council make the following findings:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services required by the community.*

Project/Applicant's Request: The modification request to remove the requirement to signalize the Lincoln Avenue and Rock Springs Road intersection does not meet sound principles of land use and is not in response to services required by the community in that removal of the Engineering Condition of Approval No. 5 of Resolution No. 2021-05 is in conflict with a General Plan Quality of Life Standard 1: Traffic and Transportation -which states, "Where existing street or intersection capacities are below level of service "C" . . . improvements shall be required or planned to improve the service level to "C" where ever feasible based upon impacts of future development."

The Traffic Impact Analysis for the approved project conducted a Level of Service (LOS) analysis of the intersection at West Lincoln Avenue and Rock Springs Road. That intersection was found to operate at an LOS "F". Thresholds in the General Plan based on LOS require an applicant be responsible for improving the functioning of the intersection to a LOS of "C" when such impacts are a result of their development proposal. The construction of the traffic signal as reflected in the original condition of approval would ensure compliance with the City's 2012 General Plan.

Alternative Option 1 (Recommended Alternative): The modification to the existing Conditional Use Permit to remove the condition of approval associated with the requirement to signalize the intersection of West Lincoln Avenue and Rock Springs Road is retained in staff recommendation (Alternative Option 1 [Recommended Alternative]) because removal of this requirement in full is in conflict with a General Plan Quality of Life Standard 1: Traffic and Transportation which states, "Where existing street or intersection capacities are below level of service "C" . . . improvements shall be required or planned to improve the service level to "C" where ever feasible based upon impacts of future development."

The Recommended Alternative is granted upon sound principles of land use and in response to services required by the community in that it would adjust the timeframe for frontage improvements at the Mission Avenue frontage of the Project site but not eliminate the ultimate future improvement altogether. Section 23-121 of Article 23-5 (Public Improvement Construction, Public Dedication and Mapped Streets) allows for the City Engineer to evaluate a request and determine whether public improvements and public dedication are necessary. Under the Recommended Alternative, the Applicant would still be required to dedicate their frontage as previously identified under the Conditional Use Permit (PHG19-0049) allowing for the waived frontage improvements to be made at a future time.

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2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

Project/Applicant's Request: The modification request to remove the requirement to signalize the Lincoln Avenue and Rock Springs Road would create special problems for the area in which it is located in that removal of the Engineering Condition of Approval No. 5 of Resolution No. 2021-05 is in conflict with a General Plan Quality of Life Standard 1: Traffic and Transportation -which states, "Where existing street or intersection capacities are below level of service "C" . . . improvements shall be required or planned to improve the service level to "C" where ever feasible based upon impacts of future development."

The Traffic Impact Analysis for the approved project conducted a Level of Service (LOS) analysis of the intersection at West Lincoln Avenue and Rock Springs Road. That intersection was found to operate at an LOS "F". Thresholds in the General Plan based on LOS require an applicant be responsible for improving the functioning of the intersection to a LOS of "C" when such impacts are a result of their development proposal. The construction of the traffic signal as reflected in the original condition of approval would ensure compliance with the City's 2012 General Plan.

Alternative Option 1 (Recommended Alternative): The modification to the existing Conditional Use Permit to remove the condition of approval associated with the requirement to signalize the intersection of West Lincoln Avenue and Rock Springs Road is retained in staff recommendation (Alternative Option 1 [Recommended Alternative]) because removal of this requirement in full is in conflict with a General Plan Quality of Life Standard 1: Traffic and Transportation which states, "Where existing street or intersection capacities are below level of service "C" . . . improvements shall be required or planned to improve the service level to "C" where ever feasible based upon impacts of future development."

The Recommended Alternative is granted upon sound principles of land use and in response to services required by the community in that it would adjust the timeframe for frontage improvements at the Mission Avenue frontage of the Project site but not eliminate the ultimate future improvement altogether. Section 23-121 of Article 23-5 (Public Improvement Construction, Public Dedication and Mapped Streets) allows for the City Engineer to evaluate a request and determine whether public improvements and public dedication are necessary. Under the Recommended Alternative, the Applicant would still be required to dedicate their frontage as previously identified under the Conditional Use Permit (PHG19-0049) allowing for the waived frontage improvements to be made at a future time.

3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.*

Project/Applicant's Request: The modification request to remove the requirement to signalize the Lincoln Avenue and Rock Springs Road intersection does not meet sound principles of land use

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and is not in response to services required by the community in that removal of the Engineering Condition of Approval No. 5 of Resolution No. 2021-05 is in conflict with a General Plan Quality of Life Standard 1: Traffic and Transportation -which states, "Where existing street or intersection capacities are below level of service "C" . . . improvements shall be required or planned to improve the service level to "C" where ever feasible based upon impacts of future development."

The Traffic Impact Analysis for the approved project conducted a Level of Service (LOS) analysis of the intersection at West Lincoln Avenue and Rock Springs Road. That intersection was found to operate at an LOS "F". Thresholds in the General Plan based on LOS require an applicant be responsible for improving the functioning of the intersection to a LOS of "C" when such impacts are a result of their development proposal. The construction of the traffic signal as reflected in the original condition of approval would ensure compliance with the City's 2012 General Plan.

Alternative Option 1 (Recommended Alternative): The modification to the existing Conditional Use Permit to remove the condition of approval associated with the requirement to signalize the intersection of West Lincoln Avenue and Rock Springs Road is retained in staff recommendation (Alternative Option 1 [Recommended Alternative]) because removal of this requirement in full is in conflict with a General Plan Quality of Life Standard 1: Traffic and Transportation which states, "Where existing street or intersection capacities are below level of service "C" … improvements shall be required or planned to improve the service level to "C" where ever feasible based upon impacts of future development."

The Recommended Alternative is granted upon sound principles of land use and in response to services required by the community in that it would adjust the timeframe for frontage improvements at the Mission Avenue frontage of the Project site but not eliminate the ultimate future improvement altogether. Section 23-121 of Article 23-5 (Public Improvement Construction, Public Dedication and Mapped Streets) allows for the City Engineer to evaluate a request and determine whether public improvements and public dedication are necessary. Under the Recommended Alternative, the Applicant would still be required to dedicate their frontage as previously identified under the Conditional Use Permit (PHG19-0049) allowing for the waived frontage improvements to be made at a future time.

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ADDENDUM

to the

FINAL MITIGATED NEGATIVE DECLARATION FOR 7-ELEVEN CONVENIENCE STORE AND SERVICE STATION

City File No. ENV19-0006

SCH#

Prepared for:

City of Escondido Planning Division

201 North Broadway

Escondido, CA 92025-2798

760.839.4671

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October 30, 2024

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Contents

INTRODUCTION 1

PROJECT REVISION 2

STATUTORY BACKGROUND 8

IMPACT ANALYSIS 8

SUMMARY AND FINDINGS 10

Docusign Envelope ID: 7AFA4BBE-0341-4E5B-8BAE-4422C946D5EB

INTRODUCTION

This addendum to the final Mitigated Negative Declaration (MND) for the 7-Eleven Convenience Store and Service Station has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164. It updates the MND that was prepared for the City of Escondido (City) and adopted in December of 2020 as a result of a request to modify a previously approved Conditional Use Permit (PHG19-0049) as well as its associated Initial Study and adopted Mitigated Negative Declaration (ENV19-0006) to remove two mitigation measures based on a reevaluation of the criteria used in the analysis. The previously approved Conditional Use Permit (PHG19-0049) entitled the project site for development of a gasoline service station and convenience store with concurrent sale of alcoholic beverages (beer and wine). The City of Escondido is the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations. The Lead Agency has the principal responsibility for approving and implementing a project that may have a significant effect on the environment.

Project Description

The 1.14-acre site is located at the northwest corner of West Mission Avenue and Rock Springs Road. The site is addressed at 900 West Mission Avenue, Escondido, CA 92025 (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00). The site was originally developed with an auto show room, but since 2019 when the existing structure was demolished, the site is vacant and covered in asphalt. The site is designated as Light Industrial (LI) since the adoption of the General Plan Update in 2012. Building and occupancy records indicate a structure was originally built in 1973, with a plot plan describing the building as an auto showroom and garage. The last building permit on file for the address is the demolition of the existing structure on site on September 14, 2023. The applicant (Applicant) has maintained the validity of the original entitlement (Resolution 2020-19) with the application and approval of the subsequent entitlement (Resolution 2021-05) and the aforementioned demolition permit issued in 2019.

The project (Project) proposes the reevaluation of the CEQA metrics used in the Project's adopted MND (ENV19-0006). As of July 1, 2020 the Level of Service (LOS) criteria was replaced by Vehicle Miles Traveled (VMT) as the only metric valid for CEQA analysis and the determination of Transportation and Traffic impacts mitigation measures and their nexus to mitigation measures when the city or county having primary jurisdiction over the area involved is (1) the site of the project; (2) the area which the major environmental effects will occur; and/or (3) the area in which those citizens reside most directly concerned by any such environmental effects.

Based on the findings of this Addendum, the Project would have less than significant impacts, or no changes or new information requiring the preparation of an MND or EIR for the following environmental categories:

- Transportation and Traffic

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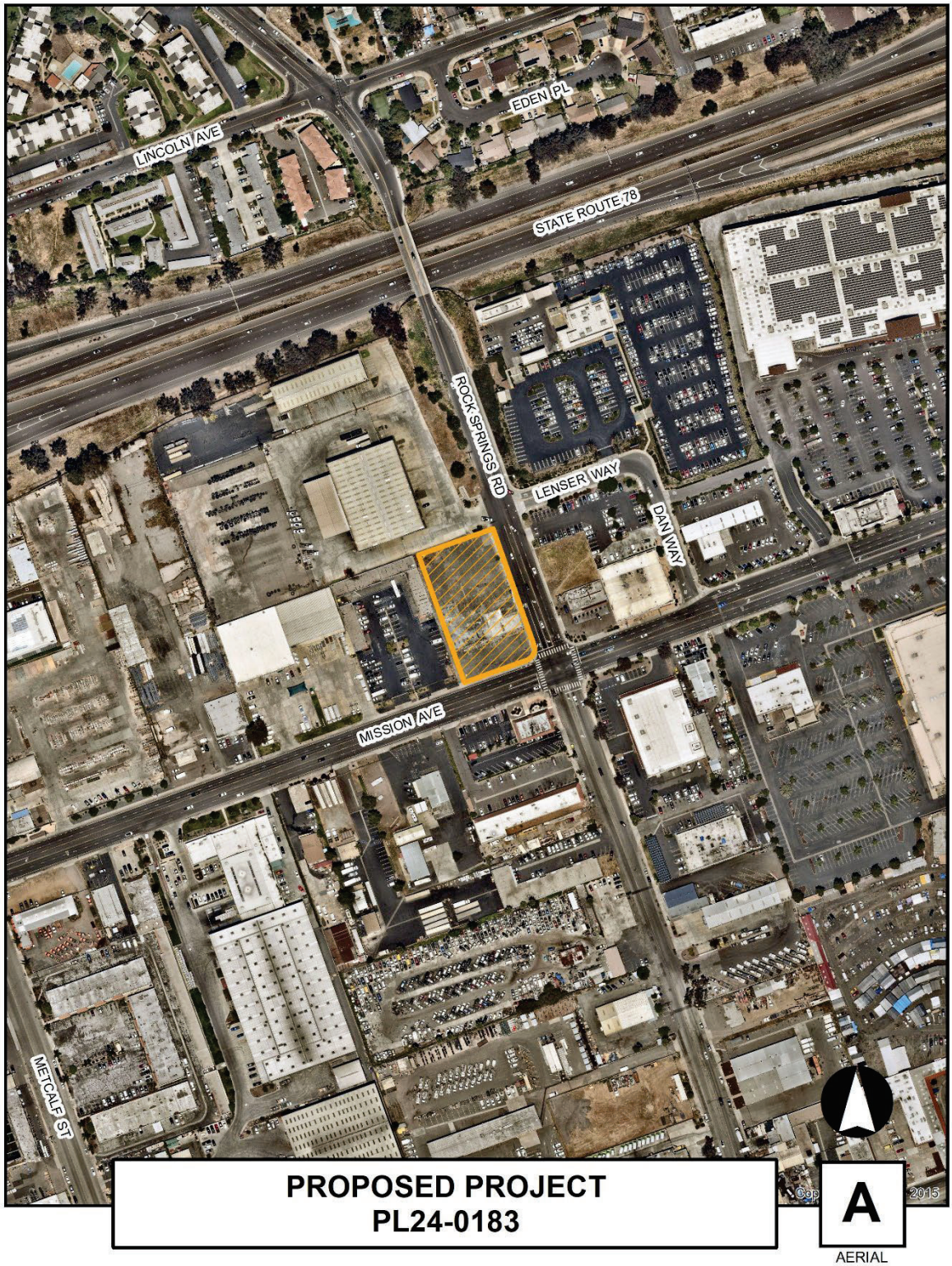
PROJECT REVISION

The Project was evaluated in the 2020 Initial Study which identified the project as having a "potentially significant impact" related to transportation if not mitigated. The Traffic Impact Analysis conducted was based on LOS criteria and methods, and concluded that an off-site intersection ¼ mile north of the project sight would require the installation of a signal at the intersection of West Lincoln Avenue and Rock Spring Roads (TRA-1) as well as physical improvements to West Mission Avenue (TRA-2). The Applicant has requested that staff reevaluate the findings in the December 2020 International Engineering Group Traffic Impact Analysis (IEG TIA) and modify the findings in Section 13.7 of the adopted MND and the Mitigation Monitoring and Reporting Program (MMRP) to align with SB 743 requiring VMT to be the only metrics applied for Transportation and Traffic CEQA assessment and mitigation. Since the time of the Project approval, the City of Escondido has adopted Transportation Impact Analysis Guidance (TIAG, June 21, 2021). This document defines, interprets, and demonstrates how to implement a VMT analysis and uses the same threshold as used in the December 2020 IEG TIA. Based on the current VMT methodology supported by the City's adopted TIAG and the 2020 IEG TIA report, the mitigation previously required under LOS standards is no longer required.

Planning Commission Resolution No. 2020-19 (PHG19-0049/ENV19-0006) to change the General Plan Designation from Light Industrial (LI) to General Commercial (GC) and approve a Conditional Use Permit (CUP) for a gasoline station was approved on January 13, 2021. In 2021, the Planning Commission adopted Resolution No. 2021-05 (PHG19-0049/ENV19-0006) approving a Conditional Use Permit for a gasoline station and convenience store with concurrent sale of alcoholic beverages at 900 W Mission Avenue. There have been no changes to the parameters of the approved Project. The addendum seeks to comply with state law and recognizes that two mitigation measures imposed on the Project were the result of LOS analysis and would like to formally recognize and support the findings of a VMT analysis and conclusion, which states that the Project would not require mitigation measures TRA-1 and TRA-2.

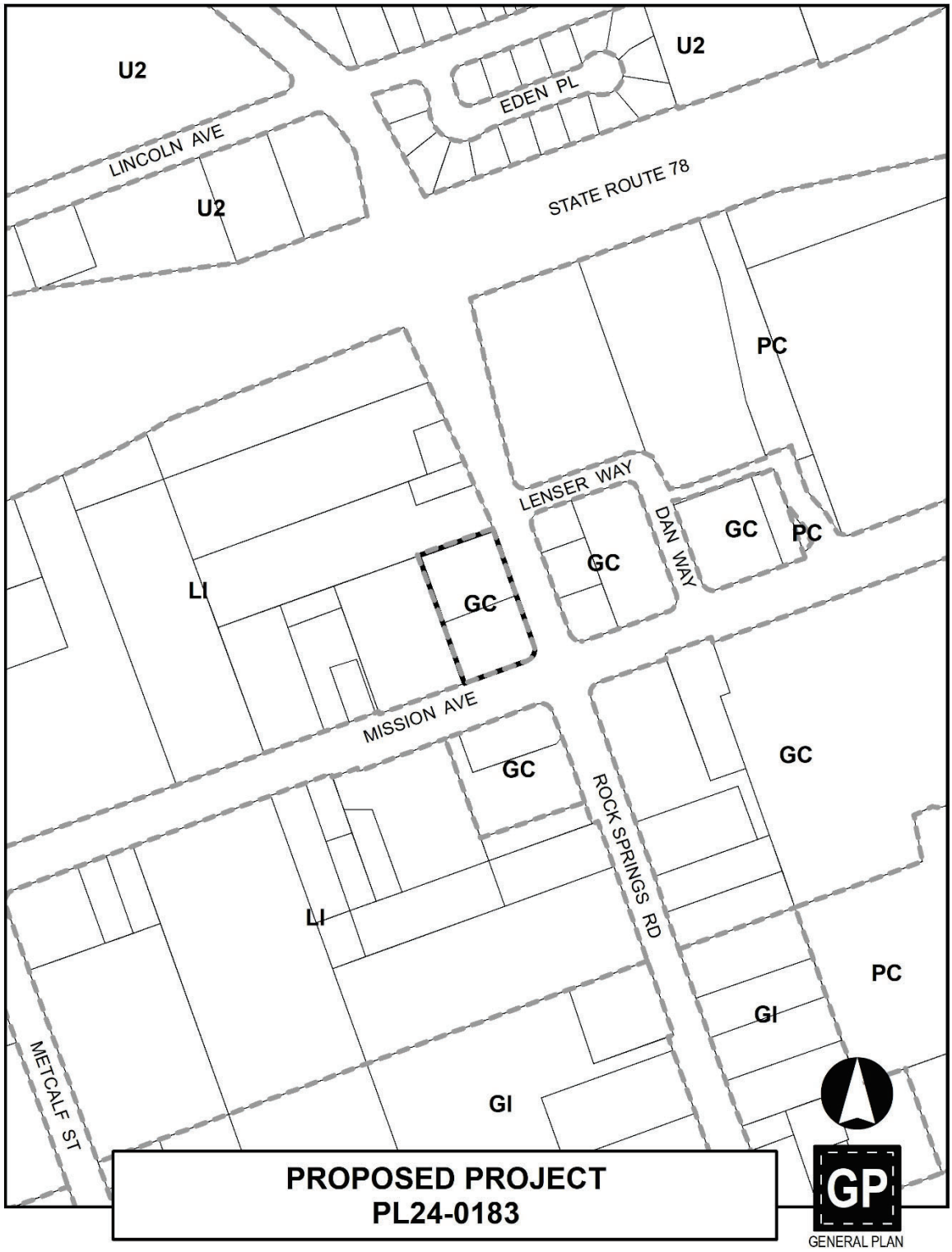
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Figure 1: Project Site



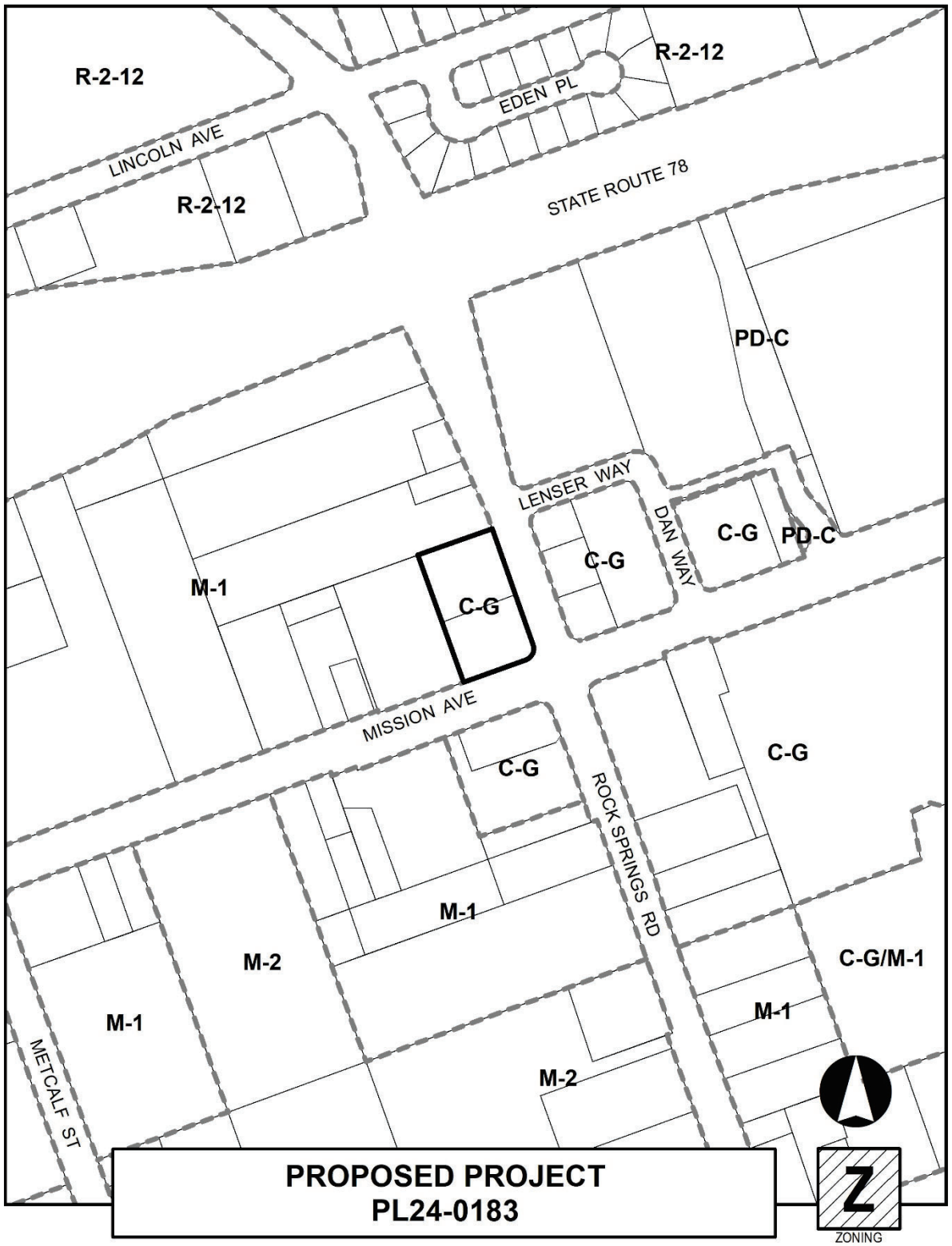
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Figure 2: General Plan



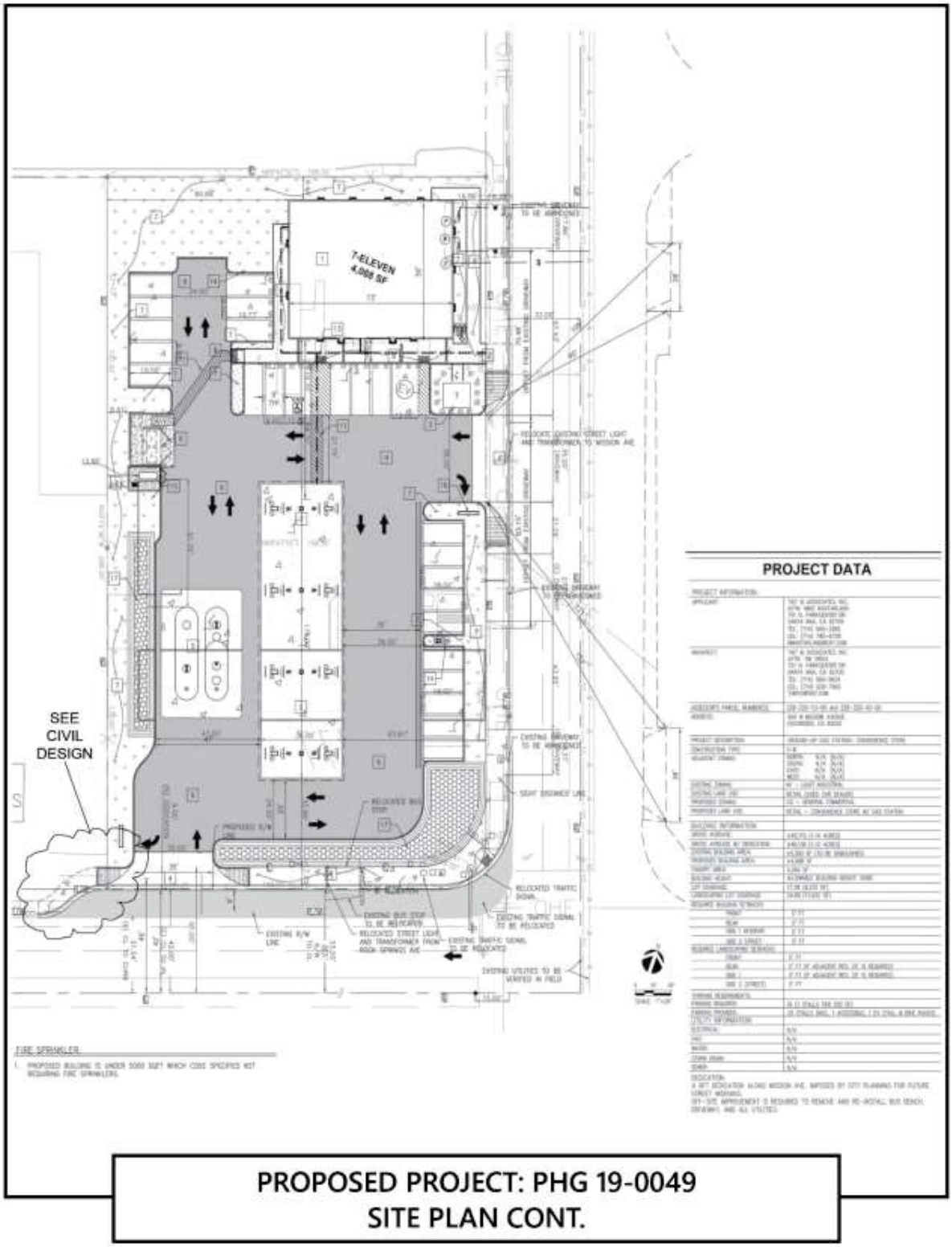
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Figure 3: Zoning



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Figure 4: Site Plan



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Figure 5: Exterior Elevations



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STATUTORY BACKGROUND

The City of Escondido is the CEQA lead agency for the proposed Project. Under CEQA, an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration may be appropriate if minor technical changes or modifications to the project are proposed (CEQA Guidelines Section 15164). An Addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines Section 15164(c)). Because no changes in the approved project are proposed, this Addendum does not require a public hearing or consideration by the City Council.

This MND Addendum demonstrates that the environmental analysis, impacts, and mitigation measures/requirements identified in the December 2020 MND remain substantively unchanged by the situation described herein, and it supports the finding that the proposed VMT methodology and conclusions do not result in new significant impacts and do not exceed the level of impacts identified in the December 2020 MND. Therefore, recirculation of the adopted MND for public review is not required, pursuant to CEQA Guidelines Section 15164. The City has also determined that preparation of a subsequent EIR or MND is not required under CEQA Guidelines Section 15162. To support this decision, the following discussion describes the proposed project modifications and the associated environmental analysis.

IMPACT ANALYSIS

The Project would result in little change with respect to the environmental issue areas analyzed in this Addendum (see Table 1 below). Table 1 demonstrates the result of the Addendum and the conclusions drawn from using a VMT analysis versus one using LOS. With the application of the VMT criteria, the need for mitigation related to LOS criteria is unnecessary. Therefore, as described in further detail in this section, the CEQA analysis supports the determination that the Project would not involve new significant environmental effects or result in a substantial increase in the severity of previously identified significant effects which would call for the preparation of a subsequent EIR, as provided in §15162 of the State CEQA Guidelines.

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Table 1

COMPARISON OF ENVIRONMENTAL FINDINGS BETWEEN THE MODIFIED PROJECT AND THE PREVIOUS APPROVED PROJECT

Environmental Issue	Conditional Use Permit at 900 W Mission IS/MND	Addendum Conclusions for Modified Project	Modified Project Impacts in Comparison to Conclusions of the Approved Project
Transportation and Traffic	Less Than Significant with mitigation	Less Than Significant Impact	Lesser impact

The Lead Agency, the City of Escondido, conducted an Initial Study with the aid of consultants preparing several technical studies to support their environmental findings (ENV19-0006) in response to the application for General Plan Amendment, Rezone and Conditional Use Permit (PHG19-0049) and again when the entitlement expanded to include a Conditional Use Permit (PHG19-0049) for alcohol sales. In Section 13.7.2, the Initial Study poses four questions to determine a project's potential impact on the city's transportation system. The Project's impact in relation to three of the four CEQA checklist thresholds for transportation or circulation impacts were found to have a less than significant impact. However, one threshold was less than significant with mitigation due to a "conflict with a program, plan, ordinance or policy affect[ing] the circulation system including transit roadway, bicycle or pedestrian facilities" (Section XVII, Appendix G CEQA Guidelines). The Project was determined to conflict with a particular threshold within the General Plan Quality of Life Standards. The Quality-of-Life Standard is used as the threshold for significant impacts, with mitigation using the LOS CEQA transportation metric.

However, the December 2020 IS/MND includes the following language, "Based on the VMT assessment and technical information provided in the VMT Impact Analysis, the proposed project designation is a locally serving land use and any potential project VMT related impacts would be presumed to be less than significant. Therefore, the proposed project would not conflict with CEQA Guidelines section 15064.3 and impacts would be less than significant. No mitigation is required."

This threshold, criteria, and conclusion are supported by VMT analysis (IS/MND, December 2020) and have since been codified in the adopted TIAG using the same threshold that was used in the December 2020 IEG TIA report, which determined the project to be less than significant using the VMT methodology and requiring no CEQA-related mitigation (TIAG, Section 3.3).

For these reasons, the removal of both TRA-1 and TRA-2 in the MMRP along with the adoption of VMT analysis and conclusions, which represent no nexus between the new development Project or the need to include signalization at West Lincoln Avenue and Rock Springs Road, is consistent with CEQA Guidelines and State Law. However, staff supports the retention of the Condition of Approval requiring the signalization of the West Lincoln Avenue and Rock Springs Road. City staff will maintain the ability to

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impose conditions based on threshold and standards using LOS to assess and address traffic impacts of development project.

SUMMARY AND FINDINGS

As analyzed in this report, the Project would not result in any new significant environmental impacts. The original June 2020 IS/MND was modified in December 2020 with an updated environmental analysis. The December 2020 MND update stated that VMT criteria and analysis applied to the project and no mitigation would be required. The analysis contained herein demonstrates that the proposed Project is consistent with the prior Approved Project and many of the impact issues previously examined in the Approved Project would remain unchanged with the proposed Project.

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EXHIBIT "D"

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NAME: 7-Eleven (City File Nos.: PL24-0183/PHG19-0049)

NEG. NEC. NO. : ENV 19-0006

SCH NO.: N/A

APPROVAL BODY: Escondido City Council

PROJECT DESCRIPTION: An Addendum to the Final Mitigated Negative Declaration (MND) for the 7-Eleven Convenience Store and Service Station was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164 (Addendum to an EIR or Negative Declaration). The Addendum also updates the Mitigation Monitoring Reporting Program (MMRP) contained herein. The project consists of an approximately 4,088 SF convenience store with a 4,284 SF gas station canopy with eight (8) fuel dispenser pumps that can accommodate up to sixteen (16) 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 Conditional Use Permit. As of July 1, 2020 the Level of Service (LOS) criteria was replaced by Vehicle Miles Traveled (VMT) as the only metric valid for CEQA analysis and the determination of Transportation and Traffic impacts mitigation measures The Addendum demonstrates the use of Level of Service (LOS) standards to impose mitigation measures on the project was not in alignment with state standards. When employing the state mandated Vehicles Miles Traveled (VMT) metric and analysis, the project creates "less than significant impacts" without any mitigation. The MMRP will be modified to remove mitigation measures that were identified using the LOS methodology,.

PROJECT LOCATION: 900 W. Mission Avenue (APNs 228-220-13-00 and 228-220-43-00)

APPLICANT/CONTACT PERTSON: Ilan Golcheh, Golcheh Group, LLC

PROJECT MANAGER: Vicrim Chima, Planning Consultant, City of Escondido Phone No.: (760) 839-4537
Email: vicrim.chima@escondido.gov

Docusign Envelope ID: 7AFA4BBE-0341-4E5B-8BAE-4422C946D5EB

Mitigation Monitoring and Reporting Program

Mitigated Negative Declaration/Initial Study Environmental Checklist

Project No. ENV 19-0006

The City of Escondido adopts this revised Mitigation Monitoring and Reporting Program (MMRP) in accordance with the findings of the Addendum to the Final MND (Attachment XX). The purpose of the MMRP is to ensure that the Project, which is the subject of the Mitigated Negative Declaration (MND) and Initial Study Environmental Checklist, complies with all applicable CEQA criteria and environmental mitigation requirements. The mitigation described in the MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts associated with cultural resources, geologic hazards and noise impacts.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for reviewing all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the MND and Initial Study Environmental Checklist. Only those subsections of the environmental issues presented in the Initial Study Environmental Checklist that have mitigation measures are provided below in the MMRP table. All other subsections do not contain mitigation measures. For each mitigation measure, the MMRP table identifies the following: (1) mitigation measure; (2) implementation action; (3) responsible agency/party; (4) monitoring schedule; and (5) verification date.

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MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources						
CUL-1: The City of Escondido Planning Division (City) 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. Applicant/Owner and the TCA Tribe 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 proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.	• Applicant should enter into a Tribal Cultural Resource Treatment and Monitoring Agreement.	Applicant; City of Escondido Community Development Department Planning Division	X			
CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitors associated with TCA Tribes have been retained to implement the monitoring program. Because the project is located within shared territory of the Luiseño and Kumeyaay people, Native American monitors representing the interest and values of both the Luiseño and Kumeyaay people will be retained for the Project. The archaeologist shall be responsible for coordinating with the Native American monitors. This verification shall be presented to the City in a letter from the project archaeologist that confirms	• Require verification and approval of qualified archaeologist.	Applicant; City of Escondido Community Development Department Planning Division	X			

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that Native American monitors representing both Luiseño and Kumeyaay associated with a TCA Tribes have been retained. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.						
CUL-3: 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.	• Require monitoring program coordination.	City of Escondido Community Development Department Planning Division; Qualified Archaeologist; Grading Contractor	X			
CUL-4: During the initial grubbing, 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.	• Require on-site archaeological monitor and Native American Monitor.	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	X	X		
CUL-5: 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 operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant	• Require identification and preservation of any unidentified cultural resources.	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner;		X		

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deposits shall be minimally documented in the field and collected so the monitored grading can proceed.		Native American Monitor				
CUL-6: 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.	• Require identification and preservation of any significant tribal resource. • Consultation with Native American Monitor.	City of Escondido Community Development Department Planning Division; Project Archaeologist; Native American Monitor; TCA Tribe		X		
CUL-7: 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.	• Require research design and data recovery program. • Consultation with Native American Monitor.	City of Escondido Community Development Department Planning Division; Project Archaeologist; TCA Tribe		X		

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CUL-8: 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.	• Require identification and preservation of any undiscovered cultural resources or human remains.	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner		X		

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CUL-9: If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor(s), may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated as follows: 1. It is the preference of the City that all tribal cultural resources be repatriated to the TCA Tribe as such preference would be the most culturally sensitive, appropriate, and dignified. Therefore, any tribal cultural resources collected by the qualified archaeologist shall be provided to the TCA Tribe. Evidence that all cultural materials collected have been repatriated shall be in the form of a letter from the TCA Tribe to whom the tribal cultural resources have been repatriated identifying that the archaeological materials have been received. OR 2. Any tribal cultural resources collected by the qualified archaeologist shall be curated with its associated records at a San Diego curation facility or a culturally-affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be	• Require that a Native American monitor is present during any testing or cataloging. • Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe, and/or curated.	City of Escondido Community Development Department Planning Division; Project Archaeologist		X	X	

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professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence that all cultural materials collected have been curated shall be in the form of a letter from the curation facility stating the prehistoric archaeological materials have been received and that all fees have been paid.						
CUL-10: 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.	• Require documentation of analysis and data by the qualified archaeologist. • Consultation with Native American Monitor.	Qualified Archaeologist; Native American Monitor			X	
Geology						
GEO-1 Prior to issuance of a grading permit or ground disturbing activities, a preliminary assessment by a professional paleontological resource consultant shall be conducted to determine if the characteristics of a unique paleontological resource or site are present. If determined to be present, and the potential for destruction of a unique paleontological resource or site exists, the preliminary assessment must make recommendations for mitigating potential	• Paleontological analysis required	Applicant Paleontological consultant	X	X		

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impacts, such as monitoring during construction, or identify requirements for the proper documentation per state or federal guidelines, of any significant resource proposed to be impacted.						
Noise						
NOI-1:. To reduce potential construction noise impacts, the following multi-part mitigation shall be implemented for the proposed project: • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during proposed project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses. • The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures	• Requires applicant and contractor to implement specific operational measures to reduce potential noise impacts	Applicant; Construction Contractor		X		

Attachment "1"

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necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.						
Traffic						
~~TRA-1 Prior to occupancy, a signal shall be constructed and operational at the intersection of Rock Springs Road and W. Lincoln Avenue. All proposed transportations improvements within the City shall be constructed to the satisfaction of the City Engineer.~~	~~Installation of Traffic Signal~~	~~Applicant~~	x	~~x~~	~~x~~	
~~TRA-2 Prior to occupancy, the proposed project shall construct appropriate improvements and/or signage (as determined by the City's Engineering Services Division) at the proposed driveway on Rock Springs Road to restrict egress to right-out only (left out restricted). This proposed physical improvement is necessary to reduce the number of northbound trips from the Project along Rock Springs Road and also will provide the opportunity to extend the southbound left-turn lane capacity at the intersection of W. Mission Avenue and Rock Springs Road up to 280 feet.~~	~~Installation of roadway improvements~~	~~Applicant~~ ~~Engineering Services Division~~	x	~~x~~	~~x~~	

Attachment "1"

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EXHIBIT "E"

RESOLUTION NO. 2024-183R

PLANNING CASE NO. PL24-0183

Alternative Option No. 1 (Recommended Option) is hereby **recommended for conditional approval** as set forth within the Planning Commission Staff Report dated November 12, 2024.

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 or Planned Development application, the Permit shall expire thirty-six (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 or Planned Development application, the Permit shall automatically expire after one (1) 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 (3) 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. 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 building permit issuance, 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. **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.

12. **Clerk Recording.**

    a. 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 (2) 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.

b. 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.

13. **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.

14. **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.

15. **Revocation, Suspension, Modification.** At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Community Development for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

    This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the

same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or

b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or

c. The use as presently conducted creates or constitutes a nuisance.

16. **Indemnification.** The Applicant shall hold harmless the City, its Council Members, its Commission and Boards, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of any approval or denial of the application and from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Applicant, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the property the same may occur; (ii) any use of the property, or any accident, injury, death or damage to any person or property occurring in, or on or about the property, or any part thereof, or from the conduct of the Applicant or owner's business or from any activity, work or thing done, permitted or suffered by Applicant or owner or its sublessees, contractors, employees, or invitees, in or about the property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and(iii) any default in the performance of any obligations of Applicant's or owner's part to be performed under the terms of this Agreement, or arising from any negligence of Applicant or owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Applicant or owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City. Applicant further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by City in such action(s), including reasonable attorney's fees.

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 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 (including County Department of Environmental Health for USTs, APCD for Healy Tanks and Alcohol Beverage Control type 20 license). 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.

C. Parking and Loading/Unloading.

1. A minimum of 21 parking 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 (5) 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) are 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 Conditions:

1. Prior to the issuance of building permits for the project, a Lot Tie shall be recorded between APNs 228-220-13-00 and 228-220-43-00. The project applicant shall be responsible for the submittal of the Lot Tie application, all required documents, application fees and recording.

2. The landscape plan attached to the project exhibits is conceptual only. The final landscape plan shall include appropriate screening around the main building, to

include taller shrubs along the northern and eastern sides of the building. Appropriate street trees also shall be provide along the Rock Springs Road frontage, including along the eastern building frontage. Trees (min. 15 gallon) also shall be provided along the northern perimeter of the site. The final landscape design also shall provide 50 percent or more of shade coverage in 10 years for the open parking spaces.

3. An appropriate property boundary fence or wall shall be provided along the northern and western property boundaries. Appropriate sight distance shall be provided at driveways. Standard chain-link fencing shall not be permitted. Vinyl-clad fencing (with or without slats) would be acceptable. Any perimeter masonry walls shall include pilaster at wall corners, to the satisfaction of the Director of Community Development.
4. The sale of alcoholic beverages as part of this CUP is for the sale of beer and wine only. An appropriate license shall be required from the Department of Alcoholic Beverage Control.
5. Loitering is prohibited on or around these premises or the area under the control of the licensee.
6. No alcoholic beverage shall be displayed within five feet of the cash register of the front door unless it is in a permanently affixed cooler.
7. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
8. No sale of alcoholic beverages shall be made from a drive-in window.
9. No display or sale of alcoholic beverages shall be made from any ice container.
10. No self-illuminating advertising for beer and wine shall be located on the buildings or windows.
11. The facility (convenience store and gasoline station operations) shall be allowed to operate 24 hrs. a day. Employees selling alcoholic beverages between the hours of 10:00 p.m. and 12:00 a.m. shall be at least twenty-one years of age.
12. No beer and wine shall be sold between the hours of 12:00 a.m. and 8:00 a.m.
13. At least two signs shall be posted in visible places on the convenience store building (one adjacent to the entrance) stating the consumption of alcoholic beverages on the premises is prohibited and that violators will be prosecuted.
14. The licensee shall comply with all conditions set forth in the premise license issued through the Department of Alcoholic Beverage Control at all times.
15. If the restrictions imposed by the conditions of approval included with this CUP are stricter than those placed on the ABC license, these conditions shall take precedent.
16. There shall be no amusement machines or video game devices in the premises at

any time.

17. No wine shall be sold with an alcohol content of greater than 15 percent by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles.

18. Beer, malt beverages, and wine coolers shall not be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.

19. No other laws shall be violated. Any violation of this Conditional Use Permit or additional conditions set forth in the premise license issued by the Department of Alcoholic Beverage Control may result in a suspension or revocation of this CUP.

20. Prior to the issuance of building permits for the development of the gasoline station, the applicant shall provide evidence to the Escondido Building Division of the issuance of appropriate permits from the San Diego County Department of Environmental Health for the installation of underground storage tanks (USTs), and appropriate permits for the installation of Healy Tanks from the Air Pollution Control District (APCD).

F. Mitigation Measures:

CUL-1 The City of Escondido Planning Division (City) 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. Applicant/Owner and the TCA Tribe 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 proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitors associated with TCA Tribes have been retained to implement the monitoring program. Because the project is located within shared territory of the Luiseño and Kumeyaay people, Native American monitors representing the interest and values of both the Luiseño and Kumeyaay people will be retained for the project. The archaeologist shall be responsible for coordinating with the Native American monitors. This verification shall be presented to the City in a letter from the project

archaeologist that confirms that Native American monitors representing both Luiseño and Kumeyaay TCA Tribes have been retained. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3 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.

CUL-4 During the initial grubbing, 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.

CUL-5 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 operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6 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.

CUL-7 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.

CUL-8 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.

CUL-9 If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor(s), may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated as follows:

1) It is the preference of the City that all tribal cultural resources be repatriated to the TCA Tribe as such preference would be the most culturally sensitive, appropriate, and dignified. Therefore, any tribal cultural resources collected by the qualified archaeologist shall be provided to the TCA Tribe. Evidence that all cultural materials collected have been repatriated shall be in the form of a letter from the TCA Tribe to whom the tribal cultural resources have been repatriated identifying that the archaeological materials have been received.

OR

2) Any tribal cultural resources collected by the qualified archaeologist shall be curated with its associated records at a San Diego curation facility or a

culturally- affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/ researchers for further study. The collection and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence that all cultural materials collected have been curated shall be in the form of a letter from the curation facility stating the prehistoric archaeological materials have been received and that all fees have been paid.

CUL-10 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.

GEO-1 Prior to issuance of a grading permit or ground disturbing activities, a preliminary assessment by a professional paleontological resource consultant shall be conducted to determine if the characteristics of a unique paleontological resource or site are present. If determined to be present, and the potential for destruction of a unique paleontological resource or site exists, the preliminary assessment must make recommendations for mitigating potential impacts, such as monitoring during construction, or identify requirements for the proper documentation per state or federal guidelines, of any significant resource proposed to be impacted.

NOI-1 To reduce potential construction noise impacts, the following multi-part mitigation shall be implemented for the proposed project:

- The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall ensure that unnecessary idling of internal engines (i.e., idling in excess of 5 minutes) is prohibited.
- The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
- At all times during proposed project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.

- The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.

TRA-1 *Removed by Resolution No. 2024-183.*

TRA-2 *Removed by Resolution No. 2024-183.*

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. The Developer shall provide the City Engineer with a Preliminary Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain 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. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.
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 Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
5. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to the approval of any building permit.
6. 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.
7. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer.
8. The Developer's engineer shall submit to the Planning Division three (3) copies of the Site Plan as presented to the Planning Commission and approved by the City Council together with any changes contained in the adopted final conditions of approval. The

Site Plan will be certified by the Planning Division verifying that they are an accurate reproduction of the approved Site Plan and one of these copies must be included with the first Final Engineering submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, curb returns and pedestrian ramps, drainage, lighting, etc. shall be to the satisfaction of the City Engineer.
2. *Removed by Resolution No. 2024-183.*
3. *Removed by Resolution No. 2024-183*.
4. The project's access drive shall be constructed as an alley-type driveway apron with a minimum throat width of 24-feet and a driveway apron with a 4-feet minimum ADA path of travel maintained near the right-of-way line to the satisfaction of the City Engineer.
5. The Developer shall pay $560,000 of the "construction cost" of a new traffic signal at the intersection of Rock Springs Road and Lincoln Avenue prior to project occupancy. The Developer shall submit separate traffic signal and signing and striping improvement plans prepared by a Traffic Engineer for review and approval by the City Engineer. The traffic signal design shall be per current City, Caltrans, and MUTCD Standards and shall include video detection, APS, and interconnect conduits and cables to an existing traffic signal controller. The Developer's Traffic Engineer will also be responsible for all new timing plans and coordinating traffic signal work with the Developer's Contractor(s) and Equipment Suppliers and City staff.
6. *Removed by Resolution No. 2024-183*.
7. The Developer may be responsible for an overlay of Rock Springs Road due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
8. The Developer shall remove and replace all damaged sidewalk, curb and gutter, along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.
9. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.
10. The Developer shall repaint all pavement striping and markings adjacent to the project

that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.

11. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer

12. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.

13. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

14. The existing W. Mission Avenue bus stop shall be relocated to the satisfaction of the North County Transit District (NCTD) and the City Engineer. The relocated bus stop shall be constructed on W. Mission Avenue along the project frontage. The developer shall provide written correspondence from NCTD stating they have approved the proposed location of

    the bus stop prior to approval of the Improvement Plan. The NCTD approved bus stop location shall be shown the Improvement Plan.

15. *Removed by Resolution No. 2024-183*.

16. The proposed Rock Springs Road driveway shall be signed and striped for right turns in and out only.

17. Prior to occupancy, a signal shall be constructed and operational at the intersection of Rock Springs Road and W. Lincoln Avenue. All proposed transportations improvements within the City shall be constructed to the satisfaction of the City Engineer.

18. Prior to occupancy, the proposed project shall construct appropriate improvements and/or signage (as determined by the City's Engineering Services Division) at the proposed driveway on Rock Springs Road to restrict egress to right-out only (left out restricted). This proposed physical improvement is necessary to reduce the number of northbound trips from the Project along Rock Springs Road and also will provide the opportunity to extend the southbound left-turn lane capacity at the intersection of W. Mission Avenue and Rock Springs Road up to 280 feet.

GRADING and SITE IMPROVEMENTS

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. 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. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete (AC) over 6" of asphalt base (AB) or 7" portland concrete cement (PCC) over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or work necessary to construct the project and/or the required improvements.
4. 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.
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 blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
8. All existing foundations, structures, trees not otherwise noted to remain or be relocated shall be removed or demolished from the site.
9. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

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.
2. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the Property Owner.
3. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's

latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include treatment calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and also any "Green Street" facilities located in the public right-of-way. The SWQMP shall demonstrate how proposed proprietary best management practices meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.

4. Storm water runoff from the W. Mission Avenue frontage improvements shall be treated in accordance with Green Streets" best management practices (BMPs).
5. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
6. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
7. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the Property Owner.

WATER SUPPLY

1. All water services, detector check assemblies, and other water appurtenances shall be designed and installed at locations required and approved by the Director of Utilities. All new water lateral locations and sizing shall be to the satisfaction of the City Engineer and, in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Fire hydrants shall connect to a minimum 8-inch water main.
3. Where fire hydrants are being relocated, the abandoned fire hydrant laterals shall be abandoned at the water main. All existing gate valves and tees shall be removed and a straight run of pipe shall be replaced within the water main to the nearest joints.
4. A fire suppression sprinkler system shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings and per the requirements of the Fire Marshal.

5. Water meters and back flow prevention devices shall not be installed within a driveway apron or private drive areas.
6. All on-site water lines and backflow prevention devices not in public easements or the City's Right of Way shall be considered a private water system. The Property Owner will be solely responsible for all maintenance of these water lines and facilities.
7. No trees or deep rooted plants shall be planted within 10-feet of any water service.

SEWER

1. A private 6-inch minimum (PVC) sewer lateral with a standard clean-out within the right-of- way shall be constructed for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye fitting or Inserta-Tee. 8-inches in diameter sewer laterals shall be connected to the public sewer at a manhole.
2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. 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 be 5-feet horizontally clear from other utilities.
4. All abandoned sewer laterals shall be removed or capped at the property line and so noted on the improvement plans to the satisfaction of the Utilities Engineer.
5. All sewer lateral(s) and grease traps shall be considered a private sewer system. The Property Owner will be responsible for all maintenance of the sewer lateral(s) and system to the sewer main.
6. A grease trap, if required for the restaurant component of the project, shall be installed at an approved location to the satisfaction of the Director of Utilities.

LANDSCAPE

7. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan for review and approval by Engineering and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.
8. Permanent landscaping shall be installed along the project frontage and all areas disturbed by the project (including offsite areas). The landscaping, including storm water treatment BMPs and landscaping installed in the right-of-way, shall be maintained by the property owner.

EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications (or, if appropriate, offer of dedications) for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

STREET	CLASSIFICATION
W. Mission Avenue	Major Road (51' CL to R/W - 9' dedication)

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Grading and Improvement Plans.
3. The developer shall dedicate to the public a 20-foot radius corner rounding at W. Mission Avenue and Rock Springs Road.
4. The Developer is responsible for making the arrangements quitclaim all easements of record which conflict with the proposed development prior to approval of the Grading plans and Building Permits. Building permits will not be issued for lots in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed. The initial submittal of the plat and legal shall include the required dedication fee in effect at the time of the submittal.

   Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying and traverse closure tapes. The City will prepare all final public documents.

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 36,000, unless a higher amount is deemed necessary by the City Engineer.
2. *Removed by Resolution No. 2024-183.*
3. The Developer 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.

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.

SURVEYING AND MONUMENTATION

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey (or Corner Record if appropriate) shall be recorded.

RESOLUTION NO. 2026-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REVOKING A CONDITION OF APPROVAL REQUIRING THE PAYMENT OF $560,000 OF A NEW TRAFFIC SIGNAL AT THE INTERSECTION OF ROCK SPRINGS ROAD AND LINCOLN AVENUE SPECIFIED IN AS STREET IMPROVEMENTS AND TRAFFIC CONDITION OF APPROVAL NO. 5 IN EXHIBIT "E" OF RESOLUTION NO. 2024-183R ADOPTED ON DECEMBER 4, 2024 PERTAINING TO CONDITIONAL USE PERMIT (PHG-19-0049) SUBJECT TO CONDITIONS

APPLICANT: Morrie

Golcheh CASE NO(s):

PL26-0088

WHEREAS, Morrie Golcheh, ("Applicant"), submitted a written request to the City Clerk on February 4, 2026 for revocation of a conditional use permit condition of approval requiring the payment of $560,000 of the construction cost of a new traffic signal specified in Street Improvements and Traffic Condition of Approval No. 5 in Exhibit "E" of Resolution No. 2024-183R adopted by the City Council on December 4, 2024 at the intersection of Rock Springs Road and Lincoln Avenue for a previously approved commercial project (PHG19-0049) for a 1.14-acre site composed of two parcels (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00) located at the northwest corner of West Mission Avenue and Rock Springs Road and further addressed as 900 West Mission Avenue, Escondido, CA 92025; and

WHEREAS, upon receipt of the Applicant's request, Engineering Services of the Development Services Department, evaluated the aforementioned request and determined that the requirement for the payment of $560,000 of a new traffic signal at the intersection of Rock Springs Road and Lincoln Avenue was not proportionate to the level of project related traffic impacting this intersection; and

WHEREAS, Engineering Services determined that the Applicant's project would generate approximately twelve and one-half (12.5) percent of the traffic affecting this intersection and identified that it was appropriate and necessary to revoke Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R adopted by the City Council on December 4, 2024; and

WHEREAS, Engineering Services determined that the Applicant was responsible for a reasonable and appropriate portion of the traffic generated impact at the intersection of Rock Springs Road and Lincoln Avenue to address the public, health, safety and welfare; and

WHEREAS, Engineering Services identified that the aforementioned project related traffic impact at the Rock Springs Road and Lincoln Avenue intersection should be mitigated by the one-time payment of $50,000 and the full and irrevocable assignment of the City approved traffic signal plans from the Applicant and the Engineer of Record to the City of Escondido; and

WHEREAS, the Applicant was presented the above conditions for the revocation of Street Improvements and Traffic Condition of Approval No. 5 specified in Exhibit "E" of Resolution No. 2024-183R adopted by the City Council on December 4, 2024 and concurred with these conditions; and

WHEREAS, the Development Services Director initiated a city-sponsored consideration of the aforementioned request based on the preceding facts and the Applicant's concurrence with the aforementioned conditions; and

WHEREAS, a public hearing is required to be conducted prior to the City Council's consideration and decision on this matter because of the public hearing nature of the previous City Council action establishing the affected condition of approval to provide the public the opportunity to speak in support or opposition or natural on the Applicant's request; and

WHEREAS, the Applicant's request for reconsideration is directly related to previous action taken by the City Council and therefore, this item will be heard directly by the City Council without prior Planning Commission review and recommendation; and

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

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration was previously prepared and after substantive evaluation, the Development Services Director for the City of Escondido has determined that none of conditions identified in Section 15162 (Subsequent EIRS and Negative Declarations) have occurred with the current action of the City Council requiring preparation of a Subsequent Negative Declaration; and,

WHEREAS, the following is presented as background information for the purposes of informing the action specified in this Resolution:

1. Ilan Golcheh ("Prior Applicant") previously filed a land use development application, Planning Case No. PL24-0183 ("Application") constituting a request to modify a previously approved Conditional Use Permit (PHG19-0049) ("Approved Project"). The modification proposes removal of the Engineering Division's Condition of Approval No. 5 of Resolution No. 2021-05 and Mitigation Measure Condition of Approval TRA-1 of Resolution No. 2021-05 both requiring the construction of a traffic signal at the Rock Springs Road and W. Lincoln Avenue intersection ("Project"). The project site is located on a 1.14-acre site (APNs 228-220-13-00 and 228-220-43-00), within the General Plan Land Use designation of General Commercial (GC), and a zoning designation of General Commercial (CG).

2. City staff identified an alternative to the Prior Applicant's request to modify the Conditional Use Permit entailing removal of Engineering Condition of Approval Nos. 2, 3, 6, and 15, and

Fee Condition of Approval No. 2, all of Approved Project Resolution No. 2021-05.

3. The Prior Applicant submitted an Addendum to the previously adopted Mitigated Negative Declaration to clarify the environmental record related to mitigation measures associated with the Approved Project's Traffic Impacts.

4. The Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code 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").

5. 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").

6. The Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code 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").

7. On December 08, 2020, the Planning Commission adopted Resolution No. 2020-19 recommending that the City Council approve a General Plan Amendment, Zone Map Amendment, and Conditional Use Permit for construction of a 4,284 square-foot gas station with the concurrent sale of alcoholic beverages.

8. On January 13, 2021, the City Council adopted Resolutions No. 2021-04 and 2021-05, and Ordinance No. 2021-01, approving the General Plan Amendment, Zone Map Amendment, and Conditional Use Permits for the Approved Project.

9. The City Council action adopted a Mitigated Negative Declaration (MND), and associated Mitigation Monitoring and Reporting Program (MMRP).

10. Pursuant to Condition of Approval (Conformance to Approved Plans) of Resolution No. 2021-05, modifications to the Approved Project may have required submittal of an amendment to the Permit and approval by the authorized agency.

11. Pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City was the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project.

12. In accordance with Section 15164 (Addendum to an EIR or Negative Declaration) an Addendum was prepared for the Project and was incorporated fully as Exhibit "C" that clarified the removal of mitigation measures related to traffic impacts.

13. A revised Mitigation Monitoring and Reporting Program (MMRP) was prepared and incorporated fully as Exhibit "D of the December 4, 2024 City Council staff report.

14. On November 12, 2024, the Planning Commission held a duly noticed public hearing and voted 5-0 to adopt Resolution No. 2024-21 that recommended the City Council deny the Applicant's Project and adopt the Addendum to the Mitigate Negative Declaration and an alternative option referred to as Alterative Option (Recommended Alternative).

15. Planning Services of the Development Services Department studied the Application, performed necessary investigations, prepared a written report and recommended denial of the Project and instead recommended approval of Alternative Option (Recommended Alternative) as conditioned and detailed in Exhibit "E to the December 4, 2024 City Council staff report.

16. City staff provided public notice of the application in accordance with City and State

public noticing requirements.

17. As discussed in the City Council staff report dated December 4, 2024 and the Planning Commission staff report dated November 12, 2024, the Project was found inconsistent with the City's 2012 General Plan.

18. As discussed in the City Council staff report dated December 4, 2024, the Planning Commission staff report dated November 12, 2024, and Exhibit "B" of Resolution No. 2024-183R, the Alternative Option (Recommended Alternative) was deemed consistent with the City's 2012 General Plan.

19. As discussed in the City Council staff report dated December 4, 2024, the Planning Commission staff report dated November 12, 2024, and Exhibit "B" of Resolution No. 2024-183R, the Alternative Option (Recommended Alternative) was deemed consistent with the City's 2012 General Plan.

20. Upon further deliberation by City Council on December 4, 2024, the Project's alternative option was modified to limit the applicant's financial contribution to pay no more than $560,000 toward the construction cost of installing the traffic signal at the intersection of Rock Springs Road and Lincoln Avenue.

21. On December 4, 2024 the City Council held a duly noticed public hearing as prescribed by law, at which time the City Council received and considered the reports and recommendation of the Planning Division and gave all members of the public full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the City Council, including, without limitation:

a. Written information including plans, studies, written and graphical information, and other

material, submitted by the Applicant; and

b. Oral testimony from City staff, interested parties, and the public; and

c. The City Council staff report, dated December 04, 2024, with its attachments as well as City staff's and the Planning Commission's recommendation on the Project, which is incorporated herein as though fully set forth herein; and

d. Additional information submitted during the public hearing.

22. The public hearing before the City Council was conducted in all respects as required by the Escondido Municipal Code and the rules of the City Council.

WHEREAS, the City Clerk, whose office is located at 201 North Broadway, Escondido, CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings up on which the City Council's decision is based, which documents and material shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

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

1. That the above recitations are true.

2. That the City Council in its independent judgement has determined to approve the revocation of Street Improvements and Traffic Condition of Approval No. 5 in Exhibit "E" of Resolution No. 2024-183R adopted by the City Council on December 4, 2024, requiring the Applicant to pay $560,000 of the construction cost of a new traffic signal specified in at the intersection of Rock Springs Road and Lincoln Avenue for a previously approved commercial project (PHG19-0049) for a 1.14-acre site composed of two parcels (Assessor's Parcel Numbers: 228-220-43-00; 228-220-13-00) located at the northwest corner of West Mission Avenue and Rock Springs Road and further addressed as 900 West Mission Avenue, Escondido, CA 92025, providing the conditions specified in paragraph 3 are

fully satisfied.

3. That the City Council in its independent judgment has determined that its approval to revoke the aforementioned condition of approval shall only be effective upon the following actions occurring as certified by the Development Services Director:

a. Payment in a form acceptable to the City Finance Director of a one-time payment of $50,000; and,

b. Full and irrevocable assignment of the City-approved traffic signal plans from the Applicant and the Engineer of Record to the City of Escondido in a form acceptable to the City Attorney.

4. The City Council directs that this Resolution shall only be effective upon complete and full satisfaction of paragraph 3.a-b as certified by the Development Services Director who shall confirm said satisfaction to the City Clerk and City Attorney.

5. The City Council directs that if one or more of the conditions specified in paragraph 3.a-b are not fully satisfied that the revocation of Street Improvements and Traffic Condition of Approval No. 5 contemplated in this Resolution shall be null and void and the Condition of Approval shall be retained in effect.

6. The City Council directs that all other conditions of approval specified in Exhibit "E" of Resolution No. 2024-183R adopted by the City Council on December 4, 2024 shall be in full force and effect and the Applicant shall be subject to compliance with these conditions unless otherwise future amended.

7. After consideration of all evidence presented, and studies and investigations made by the City Council and on its behalf, the City Council makes the Finding of Fact that the action

specified in this Resolution is legally and substantively appropriate to balance the public health, safety and welfare and the requirement for the Applicant to mitigate for the traffic impacts of the project to the Rock Springs Road and Lincoln Avenue intersection proportionate to its scale and nature. The City Council expressly declares that it would not have made this decision except upon and subject to each and all of said conditions stated herein, 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 uses permitted hereby.

8. The development plans for the Approved Project are on file in Planning Services of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The development plans shall remain in full force and effect except for the condition of approval revocation stated herein and development of the project shall be done in accordance with these approved plans. 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 Approved Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval except for the revocation of the condition of approval stated herein. The Approved Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services 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.gov, 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.

STAFF REPORT

April 8, 2026
File Number 0875-55

SUBJECT

PUBLIC HEARING TO CONSIDER A SECOND SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO ALLOCATE HOME FUNDS TO VALLEY CREEK SENIOR APARTMENTS, AN AFFORDABLE HOUSING DEVELOPMENT PROJECT

DEPARTMENT

Development Services Department, Housing & Neighborhood Services

RECOMMENDATION

Request the City Council of the City of Escondido conduct a public hearing and adopt Resolution No. 2026-50 amending the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to allocate HOME funds to Valley Creek Senior Apartments, an affordable housing development project.

Staff Recommendation: Approve (Development Services: Kevin Snyder, Director of Development Services)

Presenter: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst

ESSENTIAL SERVICE – No

COUNCIL PRIORITY – Drive Community and Land Development; Financial Stewardship

FISCAL ANALYSIS

As an entitlement city, the City receives an annual formula allocations of HOME Program funding from HUD. There is no direct or indirect impact to the City's General Fund.

PREVIOUS ACTION

On June 25, 2025, the City Council adopted Resolution No. 2025-69 that approved Fiscal Year ("FY") 2025-2029 Consolidated Plan and FY 2025-2026 Annual Action Plan for the use of CDBG and HOME funds, conditionally committed funds to projects, authorized the Director of Community Development to execute contracts as appropriate and approved the submittal of the FY 2025-2029 Consolidated Plan and the FY 2025-2026 Annual Action Plan to HUD.

On October 15, 2025, the City Council received an update on the HOME Investment Partnership Program ("HOME") and provided guidance on program changes and directed staff to bring back options to address expiring funds.

CITY of ESCONDIDO

STAFF REPORT

On March 4, 2026, the City Council held a public hearing to consider a second substantial amendment to the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to allocate HOME funds to an affordable housing development project.

BACKGROUND

HOME is a federal block grant program that provides funding to states and cities to be used exclusively for affordable housing activities to benefit low-income households. Funds for HOME are appropriated annually to the Department of Housing and Urban Development ("HUD"), which in turn distributes funding to states and cities. The City of Escondido is considered an entitlement jurisdiction and receives an annual allocation from HUD for the operations of its HOME program. The funding is determined by a formula, based on population, age of rental units in the city, and poverty levels.

As a recipient of HOME federal funds, the City is required to submit a five-year Consolidated Plan, and an Annual Action Plan that is required for each year of the Consolidated Plan period. The Consolidated Plan and Action Plan identify the community's housing needs and describes in detail how HOME and other HUD block grant funds will be used to meet those needs. Cities can administer HOME funds themselves, or they can designate public agencies or nonprofit organizations to administer all or part of the HOME program on their behalf.

The City is required to amend its approved Plan(s) whenever it makes one of the following decisions:

- To carry out an activity not previously described in the Annual Plan using funds covered by the Consolidated Plan;
- To substantially amend the purpose, scope, location, or beneficiaries of an activity; or
- To substantially amend the allocation priorities or the method of distributing funds.

A substantial amendment is defined as the following:

- An addition, modification, or elimination of a Consolidated Plan goal;
- An addition of a new activity not previously identified in the Annual Plan; or
- A change that affects the funding level of more than $25,000 for projects budgeted at $100,000 or less, or greater than 25 percent of projects budgeted at more than $100,000.

Substantial amendments must be authorized by the City Council and must be available for public comment for a 30-day period.

At the March 4, Public Hearing the City Council was presented with five options regarding the expenditure of $583,938.80 of expiring HOME funds, including:

CITY of ESCONDIDO

STAFF REPORT

1. Awarding funding to National Core and San Diego Community Housing Corporation ("SDCHC") for an approved but not yet built Affordable Housing Development within the City limits, with the County as the lead agency, in the amount of $3,000,000.
2. Awarding funding to National Core and SDCHC for an approved but not yet built Affordable Housing Development within the City limits with the County as the lead agency, in the amount of $583,938.80
3. Releasing a city issued Request for Proposals ("RFP") for an affordable housing project, in the amount of $8,500,000.
4. Administering a supplemental Rental Subsidy Program in the amount of $583,938.80.
5. Administering a supplemental Rental Subsidy Program in the amount of $3,000,000.

PROPOSED SUBSTANTIAL AMENDMENT

Staff recommends awarding the 2018 expiring HOME funds, as well as additional unspent HOME funds to National CORE and SDCHC, for the development of the Valley Creek Senior Apartments Affordable Housing Project.

The Valley Creek Project, located at East Valley Parkway and Fig Street, a vacant 1.88-acre site owned by the County, will construct a 100% affordable housing project, consisting of 136 dwelling units and various on-site amenities. This development will include 136 homes for seniors, with 14 apartments set aside specifically for our senior veterans who were homeless or are at risk of becoming homeless. Additionally, they plan to construct tenant improvements and work with Quality Children's Services ("QCS"), a highly regarded third-party childcare operator. QCS is well-established and has successfully provided free childcare services at their Mission Cove property in Oceanside, serving over 50 children from local families.

National CORE and SDCHC supports families and seniors by providing housing communities that are affordable, safe, and of the highest quality. They enhance neighborhood stability through long-term management and maintenance, as well as industry-leading services such as senior wellness, preschool and afterschool programs, support for mental, physical and behavioral health, employment development, family financial training, and social connectedness. A key example of their work is Valley Senior Village, here in Escondido.

Staff recommend awarding not only the $583,938.80 in 2018 expiring funds, but also allocating additional unspent HOME funds from 2019-2023, in the amount of $2.4 million dollars, for a total of $3 million to National CORE Renaissance and San Diego Community Housing Corporation for the development of the Valley Creek Project. Funding this project at this level serves a dual purpose: providing crucial, housing for our most vulnerable residents while strategically deploying funds to prevent expiration and ensuring no resources are recaptured for several years to come.

CITY of ESCONDIDO

STAFF REPORT

In order to accelerate project delivery and meet critical deadlines, the City will utilize a cooperative purchasing approach, 'piggybacking' on the County's existing RFP. Under this model, the County acts as the lead agency, providing both the environmental review and competitive RFP process. While this streamlines the procurement process, staff will ensure compliance with all federal standards, specifically conducting the necessary subsidy layering and underwriting reviews. Furthermore, we will execute a formal HOME written agreement with the County's chosen developer prior to committing any funds. Given the time constraints, conducting a separate competitive solicitation of our own is not feasible.

By supporting this project, we are not only addressing the need for affordable housing units for our most vulnerable residents. We will also ensure that Escondido residents, who are often displaced by rising costs, have preference for these new units and to daycare services. Subject to applicable fair housing laws, the developer will give reasonable preference and consideration to the housing needs of applicants residing in the City of Escondido. Preference indicates that all other factors being equal, an Escondido resident would be selected over a non-resident. This preference will be explicitly written into the final agreement. Additionally, this funding will strengthen National CORE and SDCHC overall financial proforma, accelerating the development, construction, and availability of affordable housing for the community.

PUBLIC OUTREACH

On March 25, 2026, Housing and Neighborhood Services staff help a community outreach meeting at City Hall to inform the public about the proposed substantial amendment. Five members of the public attended along with a representative from National CORE. The representative from National CORE gave an overview of the project and addressed question from the public regarding the history, financials and programs to be offered at the development. The majority of the questions received by staff focused on the 2018 expiring HOME funds and why the other options presented, specifically the Supplemental Tenant Based Rental Assistance Program, were not feasible due to the short timeline to expend the expiring funds.

An affordable apartment complex dedicated to seniors and veterans can provide significant community, economic and social benefits for the city. It provides fixed income seniors, and veterans with safe stable and affordable housing. It reduces the risk of homelessness and housing displacement and supports aging in place within the community. If approved this amendment would allocate current and future expiring HOME funds, preventing recapture of funds for the next several years.

RESOLUTIONS

a) Resolution No. 2026-50
b) Resolution No. 2026-50— Exhibit "A"— Second Amendment 2025-2029 Consolidation Plan and 2025-2026 Annual Action Plan

RESOLUTION NO. 2026-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING THE CITY OF ESCONDIDO FIVE-YEAR 2025-2029 CONSOLIDATED PLAN AND ONE-YEAR 2025-2026 ACTION PLAN AND APPROVING SUBMITTAL OF AMENDED PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Escondido ("City") is a recipient of HOME Investment Partnership Program ("HOME") funds from the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, the City must submit an approved Annual Action Plan listing all HOME projects and their budgets before the beginning of each HOME program year; and

WHEREAS, the City must file an Action Plan Amendment to make a substantial change to the Annual Action Plan including an addition, modification, or elimination of a Consolidated Plan goal; an addition of a new activity not previously identified in the Annual Plan; or a change that affects the funding level of more than $25,000 for projects budgeted at $100,000 or less, or greater than 25 percent of projects budgeted at more than $100,000; and

WHEREAS, the City wishes to allocate $583,938.80 in expiring Fiscal Year 2018 HOME funds, together with $2,416,061.20 in additional unspent HOME funds from Fiscal Years 2019 through 2023, for a total of $3,000,000 in HOME funds, to National CORE and San Diego Community Housing Corporation ("SDCHC") for the Valley Creek Senior Apartments affordable housing development project, a 100 percent affordable senior housing development proposed within the City of Escondido; and

WHEREAS, the City desires at this time and deems it to be in the best public interest to amend the 2025-2029 Five-Year Consolidated Plan and FY 2025-2026 One-Year Action Plan for HOME funds.

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

1. That the above recitations are true.

2. That the City Council approves the amendment of the 2025-2029 Five-Year Consolidated Plan and FY 2025-2026 One-Year Action Plan, allocating $3,000,000 in HOME Investment Partnerships Program funds to National CORE and SDCHC for the Valley Creek Senior Apartments affordable housing development project, consisting of $583,938.80 in expiring Fiscal Year 2018 HOME funds and $2,416,061.20 in additional unspent HOME funds from Fiscal Years 2019 through 2023.

3. That the City Council approves the submittal of the amended 2025-2029 Five-Year Consolidated Plan and FY 2025-2026 One-Year Action Plan to HUD, including modifications to Sections SP-45, AP-20, AP-35, AP-38, and AP-55. Draft changes are attached to this Resolution as Exhibit "A," and is incorporated by this reference.

4. That the Mayor, is hereby authorized to execute, on behalf of the City, all agreements, amendments, certifications, and related documents necessary to implement the HOME funding allocation approved herein for the Valley Creek Senior Apartments affordable housing development project, provided such documents have been approved as to form by the City Attorney.

2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan

Second Amendment

Public Comment Period

March 5, 2026 – April 3, 2026

Proposed Amendments	
Section	Page
SP-45	117 &119
AP-20	135
AP-35	138
AP-38	145
AP-55	147

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Incorporated in 1888, the city of Escondido (City) is about 18 miles inland, strategically located 100 miles south of Los Angeles and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community. As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan every five years to HUD. This document is the City's Consolidated Plan for the 2025 to 2029 period.

The Consolidated Plan is a five-year planning document that identifies needs within low-to-moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. Jurisdictions participating in any of the following HUD funding programs must submit a Consolidated Plan every five years:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization,

workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.

- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

Based on its population size, the City of Escondido directly receives and distributes CDBG and HOME. The City has received ESG funds in the past, but not in recent years. In the unlikely event that Escondido receives ESG funds during the 2025 to 2029 period, this Consolidated Plan would apply to ESG funds as well. The City does not receive HOPWA funds. The goals in this Consolidated Plan were developed through a collaborative process to identify the community's priority needs and outline the activities the City will undertake with these funds during the 2025 to 2029 period.

This Consolidated Plan includes the following components:

- A Needs Assessment that identifies the community's affordable housing, community development, and homelessness needs.
- A Market Analysis that examines the existing housing market, public housing requirements, homeless population needs, and economic characteristics of the jurisdiction.
- A Strategic Plan outlining the strategies to address the identified priority needs over the next five years.
- An Action Plan that summarizes the specific activities to be undertaken during the program year to address the priority needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City determined its goals and priorities for the 2025-2029 Consolidated Plan based on community and stakeholder feedback, U.S. Census Bureau data, and data from 2-1-1 San Diego, the region's Community Information Exchange (CIE). These priorities are as follows:

1. Support the development and preservation of affordable rental and homeownership units.
2. Expand access to supportive services to prevent and reduce homelessness, promote housing stability, and foster long-term solutions.
3. Promote safe and healthy communities by improving public facilities, upgrading infrastructure, and supporting neighborhood revitalization efforts.

4. Deliver essential supportive services to vulnerable populations, including youth, families, and seniors with low to moderate incomes and individuals with special needs.

These priorities represent the varied needs that emerged during the Consolidated Plan development process. Note that fair housing services also falls within the housing priorities.

3. Evaluation of past performance

As part of the Consolidated Plan process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefited from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are posted on the City's website.

The City has successfully implemented housing, homelessness, and public facilities activities in the previous Consolidated Plan cycle, impacting the lives of thousands of residents with low to moderate incomes. It is anticipated that the City and its partners will continue to positively impact residents through collaborative efforts. Below is a summary of some of the outcomes achieved during the first four years of the previous five-year Consolidated Plan cycle. Final outcome data for the previous Consolidated Plan cycle will be presented to HUD with the submittal of the Program Year 2024-25 CAPER.

- 1,628 households served through the provision of public service activities intended to increase access to recreational, educational, and healthcare resources
- 10 affordable ownership units assisted
- 2 households provided direct financial homebuyer assistance
- 14,540 businesses assisted
- 217 persons served through homelessness prevention services
- 190 persons experiencing homelessness were served in overnight shelters

4. Summary of citizen participation process and consultation process

The City's community participation process was informed by the Citizen Participation Plan, which outlines the framework for engaging the community and providing notifications for public meetings and hearings. To ensure broad community involvement, the City organized three community meetings at the following times and locations:

- November 12, 2024, Park Avenue Community Center, 12:30 PM
- November 12, 2024, Escondido City Hall, 6:30 PM
- December 5, 2024, East Valley Community Center, 6:30 PM

Additionally, the City distributed both a Community Needs Assessment Survey and a stakeholder survey to gather input. To increase accessibility, the Community Needs Assessment Survey was made available

in Spanish, and Spanish translation was made available at the community meetings. A public hearing was held before the City Council on March 19, 2025, to accept input from the public on the Consolidated Plan and establish priorities for spending HOME and CDBG during the 2025 to 2029 period. City Council also discussed and approved the allocation process for distributing funds for FY 2025-26. The Consolidated Plan was then made available for public review and comments for 30 days at Escondido City Hall and on the City's website, from April 24 to May 23, 2025. No public comments were received during this time. A second public hearing was held on June 25, 2025, to review and adopt the Final Consolidated Plan and FY 2025-26 Action Plan. Public notices for each hearing were published at least 10 days prior to the date of the hearing in the *Escondido Times -Advocate* newspaper, as well as posted at City Hall. All community engagement efforts are detailed further in the Process section of this plan.

5. Summary of public comments

Feedback on community needs was collected through community meetings, a Community Needs Assessment Survey, a stakeholder survey, a public comment period, and two formal public hearings. These comments provided insight into community needs and informed the goals of the Consolidated Plan. Top priority needs identified were homeless services, affordable housing development, and community services.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted and incorporated into Appendix F – Public Comments.

7. Summary

The City’s Consolidated Plan sets forth the housing and community development strategies and objectives for the five-year period of Program Years 2025 to 2029 and satisfies the statutory requirements for receiving CDBG, HOME, and ESG funds. The City of Escondido will comply with all applicable administration priorities and executive orders.

More than merely meeting requirements, however, the City is committed to providing every opportunity for residents and stakeholders in Escondido to participate in the Consolidated Plan process and expanding opportunities for its LMI residents to thrive. This Consolidated Plan and the associated community engagement process are indicative of that commitment.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Escondido	
CDBG Administrator	Escondido	Housing and Neighborhood Services Division
HOPWA Administrator		
HOME Administrator	Escondido	Housing and Neighborhood Services Division
ESG Administrator		Housing and Neighborhood Services Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City's Housing and Neighborhood Services Division is the lead agency responsible for the preparation and administration of the Consolidated Plan, corresponding Annual Action Plans, CAPERs, and the CDBG, ESG, and HOME programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

As part of the Consolidated Plan development process, the City of Escondido prioritizes broad citizen participation. Every effort has been made to engage all segments of the community, particularly those who may benefit from HOME, CDBG, and ESG funds.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Escondido has long been committed to fostering relationships with local community groups. Several nonprofit organizations in the community have been working with the City to manage programs and projects that assist residents with lower incomes. A variety of support services in the areas of education, job training, and homeless, senior, and youth services also augment the City's efforts in these areas. The City maintains an updated agency list and has included all interested groups in the Consolidated Plan development. In addition, City staff periodically attends Community Alliance For Escondido (CAFE) meetings where information from different service and housing agencies in the City is exchanged. The City also participates in quarterly convenings of local CDBG program administrators.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The San Diego Regional Task Force on Homelessness (RTFH) is the regional Continuum of Care for San Diego County. The RTFH is an integrated group of local government members, private individuals, and business and nonprofit stakeholders with a goal of ending homelessness in the San Diego region. The RTFH uses a web-based information technology system, Homeless Management Information System (HMIS), to capture and report on client, project, and system-level information regarding homeless services utilization, performance, and outcomes. The RTFH also uses a Coordinated Entry System (CES), as required by HUD, to increase efficiency and mainstream resources. The RTFH (including the City of Escondido) meets periodically to discuss the coordination of services and housing for the homeless population.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Escondido has not received ESG funds in recent years. If the City were to be awarded ESG funds in the 2025 to 2029 period, the City would coordinate with other regional agencies and determine the current needs and priorities for assisting the County's homeless population and spending ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	2-1-1 San Diego
	Agency/Group/Organization Type	Community Information Exchange (CIE)
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided localized data to inform the Consolidated Plan.
2	**Agency/Group/Organization**	COUNTY OF SAN DIEGO HEALTH AND HUMAN SERVICES AGENCY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with various County agencies to inform development of Consolidated Plan.
3	**Agency/Group/Organization**	Regional Task Force on Homelessness
	Agency/Group/Organization Type	Regional organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided localized data to inform the Consolidated Plan.
4	**Agency/Group/Organization**	The Alabaster Jar Project
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.

5	**Agency/Group/Organization**	Escondido Education Compact
	Agency/Group/Organization Type	Non-profit service provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
6	**Agency/Group/Organization**	Center for Community Solutions
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
7	**Agency/Group/Organization**	San Diego Children's Discovery Museum
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
8	**Agency/Group/Organization**	United Way of San Diego County
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
9	**Agency/Group/Organization**	URBAN CORPS OF SAN DIEGO
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency or organization was purposely excluded from providing input on the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	TBD	Need to include CoC for ESG and homeless activities
City of Escondido Housing Element	City of Escondido	The Housing Element is the State-recognized strategy for addressing the City's housing needs. This Consolidated Plan aligns with the goals outlined in the Housing Element.
Climate Action Plan	City of Escondido	The Climate Action Plan provides a roadmap for reducing greenhouse gas emissions (GHGs) through the implementation of various strategies, goals, actions, and supporting measures. This Consolidated Plan aligns with the goals outlined in the Climate Action Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As previously noted, the Regional Continuum of Care includes representatives from all 18 cities in the county, nonprofit service providers, and other stakeholders committed to addressing homelessness in San Diego. This group collaborates to identify service gaps, set funding priorities, and implement a coordinated, systemic approach to homelessness. The City will continue working with County CDBG, HOME, and ESG entitlement jurisdictions, as well as local stakeholders, to align priorities and maximize the impact of available funding and resources.

Narrative (optional):

Please see above

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

To develop the Consolidated Plan, the City conducted an extensive public outreach and participation process, which involved the following components:

- Community meetings
- Community Needs Assessment Survey
- Stakeholder survey
- Public hearings
- Public review of draft Consolidated Plan and FY 2025-26 Annual Action Plan

During the Consolidated Plan development, three community meetings were held. Two meetings were held on November 12, 2024, and one meeting was held on December 5, 2024. A total of 22 people attended the three meetings and provided feedback on what they identified as the City's most pressing community needs. Spanish translation was available at the community meetings and upon request at City Hall. At the meetings, attendees received extensive information about the Consolidated Plan, the citizen participation process, HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. The City and its consultants facilitated small group discussions during which the attendees' feedback on community needs was recorded on worksheets.

Additionally, a Community Needs Assessment Survey was offered online and via hard copy. The survey was made available in English and Spanish. A total of 164 individuals responded to the survey. A copy of the survey is provided in Appendix C – Community Needs Assessment Survey Responses. A public notice was posted at City Hall and printed in the *Escondido Times-Advocate* newspaper at least 10 days prior to the City Council public hearing on April 03, 2025, to review the draft Consolidated Plan and open a 30-day public comment period. Notice of the public review and comment period was advertised through a publication in the *Escondido Times-Advocate* newspaper. The draft Consolidated Plan and FY 2025-26 Annual Action Plan were available on the City website and in a hard copy format at City Hall during the 30-day public comment period from April 24, 2025, to May 23, 2025.[NO3] No comments were received during the 30-day public review period. A second public notice was posted at City Hall and printed in the *Escondido Times-Advocate* newspaper on May 29, 2025, prior to the City Council meeting on June 25, 2025, at which the Consolidated Plan was approved. Two public comments were received. All public comments received during both

meetings are included in Appendix F of the Consolidated Plan. The findings from these outreach activities helped shape the priority needs in the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	19	Home repair assistance for homeowners, rental assistance, homeless services, senior programs, and infrastructure improvements were identified as top needs by attendees.	All comments were accepted.	Presentation slides are provided in Appendix B.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	1	Financial literary education, infrastructure improvements, homeless services, and increasing access to homeownership (e.g., down payment assistance) were identified as top needs by the attendee.	All comments were accepted.	Presentation slides are provided in Appendix B

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	2	Homeless services, housing for college students, community center and library improvements, increased access to resources, alley improvements, and affordable housing (including permanent supportive housing) were identified as top needs by attendees.	All comments were accepted.	Presentation slides are provided in Appendix B.
4	Public Meeting	Non-targeted/broad community	Escondido Education COMPACT/CAFE Meeting. Approximately 30 participants.	No comments received.	No comments received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	164	Homeless services, affordable housing development, and community services were identified as the three areas of greatest community need by survey respondents.	All comments were accepted.	URL closed; survey and responses provided in Appendix C
6	In-person community meeting on November 12, 2024 at 12:30 pm	Key stakeholders	12	Affordable housing, homeless services, youth services, workforce development and access to quality, affordable childcare services were identified as top needs by survey respondents.	All comments were accepted.	URL closed; survey and responses provided in Appendix D

7	Public Hearing	Non-targeted/broad community	1	We are asking that the 5-year plan emphasizes the importance of proactive protection of the "Affordable Housing" in Mobile-Home Communities by using these and all other tools. We are very interested to find out what levels the Federal Government requires of the City of Escondido to maintain HIGH numbers of "Affordable Housing, in order for the City of Escondido to show the PUBLIC the ratio of Homes in MH Parks that maintain that US HUD and all requirements.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/broad community	2	Representative advocating for the WeeCare Program. Representative advocating for Voices for Children.	All comments were accepted.	
9	Public Meeting	Non-targeted/broad community	Neighborhood Leadership Forum. 20 participants.	Residents advocating for daycares, sidewalks, affordable housing, and homeless services.	All comments were accepted.	
10	Internet Outreach	Non-targeted/broad community	8	More parks with accessible playgrounds, more parking, resources for homeless and drug addiction, affordable housing, improve streets and alleys.	All comments were accepted.	
11	Public Meeting	Non-targeted/broad community	Homeless Subcommittee Meeting. 4 members of the public.	Staff for Operation Hope advocating for funding.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	Non-targeted/broad community	Homeless Subcommittee Meeting. 2 members of the public.	Resident requesting reinstatement of community advisory group for homeless services.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations, which are based on the U.S Census Bureau's American Community Survey (ACS) data and incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits, and household types. This Needs Assessment predominantly uses data drawn from CHAS's most recent data set (2017-2021). The information contained in this section informs the preparation of Escondido's housing and community development priorities and both five- and one-year investment strategies.

Both Area Median Income (AMI) and HUD Area Median Family Income (HAMFI) are represented in this Consolidated Plan and are essentially equivalent when discussing populations and households with lower incomes. HAMFI is the HUD-specific term for what is broadly referred to as AMI. Where the term AMI is used in this Consolidated Plan, assume it refers to HAMFI. Table NA-05.01 represents the 2024 HUD Income Limits for the San Diego-Carlsbad, CA MSA in which Escondido is included.

The HUD Area Median Family Income (HAMFI) categories used in this report are as follows:

- Extremely low income: 0 to 30 percent of HAMFI
- Very low income: 30 to 50 percent of HAMFI
- Low income: 50 to 80 percent of HAMFI
- Moderate income: 80 to 100 percent of HAMFI
- Upper income: 100 percent of HAMFI and above

	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
County Area Median Income: $119,500	Extremely Low	$31,850	$36,400	$40,950	$45,450	$49,100	$52,750	$56,400	$60,000
	Very Low	$53,050	$60,600	$68,200	$75,750	$81,850	$87,900	$93,950	$100,000
	Low	$84,900	$97,000	$109,150	$121,250	$130,950	$140,650	$150,350	$160,050
	Median	$83,650	$95,600	$107,550	**$119,500**	$129,050	$138,600	$148,200	$157,750
	Moderate	$100,400	$114,700	$129,050	$143,400	$154,850	$166,350	$177,800	$189,300

Table NA-05.01 San Diego County AMI, 2024

Income Category	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<= 30% HAMFI	2,915	7,985	10,900	11%	33%
>30% to <=50% HAMFI	2,815	5,080	7,895	11%	21%
>50% to <=80% HAMFI	4,895	5,280	10,175	19%	22%
>80% to <=100% HAMFI	3,235	2,580	5,815	12%	11%
>100% HAMFI	12,310	3,370	15,680	47%	14%
Total Number of Households	**26,165 (52%)**	**24,290 (48%)**	**50,455 (100%)**	**100%**	**100%**

Table NA-05.02: Household Income Distribution

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households	Distribution of Total Households
Household has at least 1 of 4 Housing Problems	9,190	15,140	24,330	35%	62%	48%
Household has none of 4 Housing Problems OR cost burden not available, no other problems	16,975	9,155	26,130	65%	38%	52%
Total Number of Households	**26,165**	**24,290**	**50,455**	**100%**	**100%**	**100%**

Table NA-05.03: Housing Problems

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households	Distribution of Total Households
Household has at least 1 of 4 Severe Housing Problems	4,595	10,155	14,750	18%	42%	29%
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	21,570	14,135	35,705	82%	58%	71%
Total Number of Households	**26,165**	**24,290**	**50,455**	**100%**	**100%**	**100%**

Table NA-05.04: Severe Housing Problems

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households	Distribution of Total Households
Cost Burden <=30%	17,540	9,180	26,720	67%	38%	53%
Cost Burden >30% to <=50%	4,825	6,480	11,305	18%	27%	22%
Cost Burden >50%	3,435	7,550	10,985	13%	31%	22%
Cost Burden not available	370	1,075	1,445	1%	4%	3%
Total Number of Households	**26,165**	**24,290**	**50,455**	**100%**	**100%**	**100%**

Table NA-05.05: Housing Cost Burden

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	8,575	2,325	10,900	35%	79%
>30% to <=50% HAMFI	6,005	1,890	7,895	25%	76%
>50% to <=80% HAMFI	6,000	4,175	10,175	25%	59%
>80% to <=100% HAMFI	2,085	3,730	5,815	9%	36%
>100% HAMFI	1,665	14,015	15,680	7%	11%
Total Number of Households	**24,330**	**26,130**	**50,455**	**100%**	

Table NA-05.06: Housing Problems by Income Level, All Households

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	6,435	1,550	7,985	43%	81%
>30% to <=50% HAMFI	4,345	735	5,080	29%	86%
>50% to <=80% HAMFI	3,295	1,985	5,280	22%	62%
>80% to <=100% HAMFI	790	1,790	2,580	5%	31%
>100% HAMFI	275	3,095	3,370	2%	8%
Total Number of Households	15,140	9,155	24,290	100%	

Table NA-05.07: Housing Problems by Income Level, Renters Only

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other Housing Problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	2,140	775	2,915	23%	73%
>30% to <=50% HAMFI	1,660	1,155	2,815	18%	59%
>50% to <=80% HAMFI	2,705	2,190	4,895	29%	55%
>80% to <=100% HAMFI	1,295	1,940	3,235	14%	40%
>100% HAMFI	1,390	10,920	12,310	15%	11%
Total Number of Households	9,190	16,975	26,165	100%	

Table NA-05.08: Housing Problems by Income Level, Owners Only

Income Category	Cost Burden > 30%	Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	8,475	7,255	10,900	38%	66%	78%	67%
>30% to <=50% HAMFI	5,770	2,710	7,895	26%	25%	73%	34%
>50% to <=80% HAMFI	5,130	805	10,175	23%	7%	50%	8%
>80% to <=100% HAMFI	1,685	115	5,815	8%	1%	29%	2%
>100% HAMFI	1,225	95	15,680	5%	1%	8%	1%
Total Number of Households	**22,285**	**10,985**	**50,455**	**100%**	**100%**		

Table NA-05.09: Cost Burden by Income Level, All Households

	Cost Burden > 30%	Severe Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	6,400	5,500	7,985	46%	73%	80%	69%
>30% to <=50% HAMFI	4,180	1,810	5,080	30%	24%	82%	36%
>50% to <=80% HAMFI	2,720	195	5,280	19%	3%	52%	4%
>80% to <=100% HAMFI	615	35	2,580	4%	0%	24%	1%
>100% HAMFI	115	10	3,370	1%	0%	3%	0%
Total Number of Households	**14,030**	**7,550**	**24,290**	**100%**	**100%**		

Table NA-05.10: Cost Burden by Income Level, Renters

Income Level	Cost Burden > 30%	Severe Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	2,075	1,755	2,915	25%	51%	71%	60%
>30% to <=50% HAMFI	1,590	905	2,815	19%	26%	56%	32%
>50% to <=80% HAMFI	2,410	610	4,895	29%	18%	49%	12%
>80% to <=100% HAMFI	1,070	80	3,235	13%	2%	33%	2%
>100% HAMFI	1,115	85	12,310	13%	2%	9%	1%
Total Number of Households	**8,260**	**3,435**	**26,165**	**100%**	**100%**		

Table NA-05.11: Cost Burden by Income Level, Owners

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment summarizes the housing needs in Escondido according to family type, income level, and household type. It also further discusses specific housing problems, including cost burden, substandard housing, and overcrowding. To the extent that any racial or ethnic group has a disproportionately greater need in any income category compared to the needs of that category as a whole, an assessment of that is also provided. A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular group is at least ten percentage points higher than the percentage of persons in the category as a whole.

As shown below in Table NA-10.01, according to the U.S. Census Bureau's 2022 five-year American Community Survey (ACS) data, the population of Escondido is approximately 150,000, which is a 0.6 percent increase from 2015. The number of households has also increased by approximately 12.5 percent during this period to 50,658. Median income in 2023 was $84,477, which was 21 percent lower than the countywide median income of $102,285. Income is one of the most important factors in determining whether a household can balance housing costs with other necessities, while avoiding housing problems such as cost burden and overcrowding.

As shown in Table NA-10.02, according to 2020 ACS data auto-populated in this Consolidated Plan, 14 percent of low-income households in Escondido are large family households (five or more members). Additionally, 19 percent of low-income households include at least one child six years old or younger and 14 percent include at least one person aged 75 or older.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	149,080	150,395	1%
Households	45,040	48,725	8%
Median Income	$50,899.00	$65,326.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

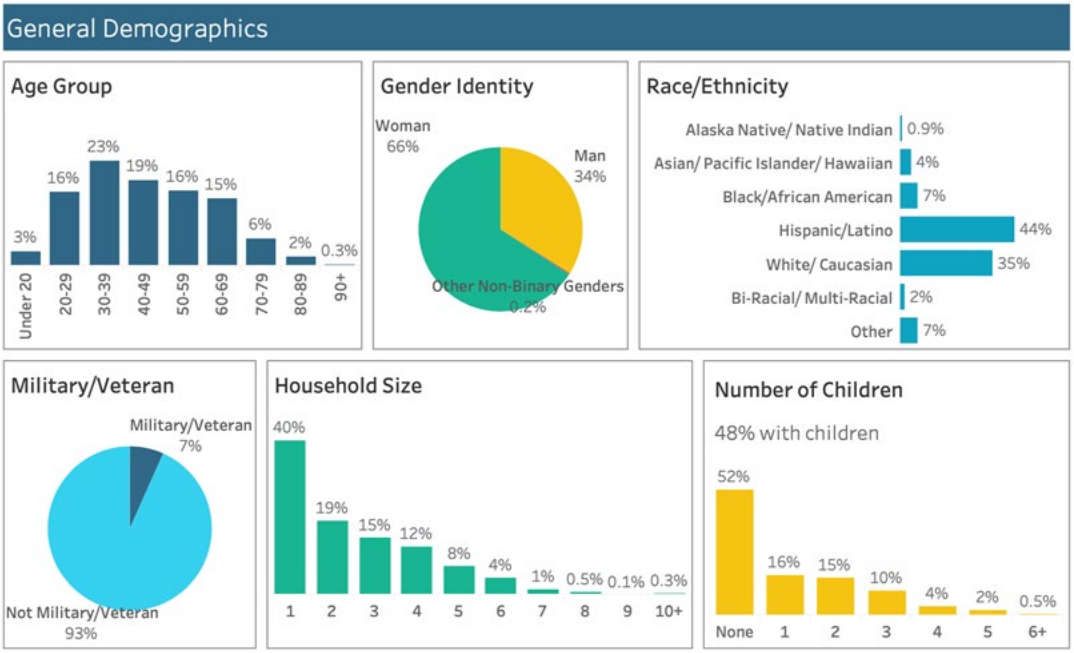


Figure NA-10.01: 2-1-1 Clients Living in Escondido Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,490	7,975	9,715	5,320	15,225
Small Family Households	3,095	3,045	4,320	2,310	8,200
Large Family Households	940	1,525	1,470	640	1,745
Household contains at least one person 62-74 years of age	1,860	1,510	2,320	1,335	3,475
Household contains at least one person age 75 or older	1,965	1,185	930	520	1,195
Households with one or more children 6 years old or younger	1,620	1,820	1,860	685	1,460

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	175	130	60	25	390	50	60	15	0	125
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	330	510	250	40	1,130	35	55	65	55	210
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	530	900	460	130	2,020	65	155	310	140	670
Housing cost burden greater than 50% of income (and none of the above problems)	4,580	1,760	155	30	6,525	1,545	820	675	80	3,120

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,000	1,620	2,010	390	5,020	255	455	1,760	780	3,250
Zero/negative Income (and none of the above problems)	755	0	0	0	755	275	0	0	0	275

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,615	3,300	925	225	10,065	1,695	1,090	1,065	275	4,125
Having none of four housing problems	2,220	2,055	4,065	2,155	10,495	965	1,525	3,655	2,665	8,810
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,290	1,925	1,245	5,460	530	555	1,015	2,100
Large Related	725	950	305	1,980	105	245	305	655
Elderly	1,595	770	160	2,525	870	550	745	2,165
Other	1,950	1,015	640	3,605	375	120	470	965
Total need by income	6,560	4,660	2,350	13,570	1,880	1,470	2,535	5,885

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	710	710	430	340	0	770
Large Related	0	0	145	145	75	170	50	295
Elderly	1,430	460	60	1,950	710	270	220	1,200
Other	0	1,425	630	2,055	360	0	0	360
Total need by income	1,430	1,885	1,545	4,860	1,575	780	270	2,625

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	840	1,285	475	155	2,755	65	135	130	130	460
Multiple, unrelated family households	15	100	175	40	330	30	75	245	55	405

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	20	25	60	0	105	0	0	0	10	10
Total need by income	875	1,410	710	195	3,190	95	210	375	195	875

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

According to 2023 five-year ACS estimates, 25 percent of occupied housing units in Escondido are occupied by a one-person household. Of these single-person households, 39 percent are aged 65 years or older. Half of seniors living alone are homeowners, while the other half are renters. Senior single-person households are often in need of housing assistance since they are typically on fixed incomes.

The most critical housing assistance needs for single-person households are experienced by the single homeless population. The 2024 WeAllCount report (annual Point-in-Time count data) from the Regional Task Force on Homelessness indicates that 588 individuals experience homelessness (sheltered and unsheltered) in Escondido. Of these 588 individuals, only about 13 percent were in families (78 individuals).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2023 five-year ACS estimates, the median income for those living with a disability in Escondido is 81 percent of those living without a disability. According to the San Diego Foundation's October 2023 San Diego Economic Equity Report, 20 percent of people with disabilities in San Diego County are cost burdened (paying more than 30 percent of income on housing and utilities), which approximates the percentage of people without disabilities who are cost burdened (21 percent).

However, 23 percent of people with disabilities are severely cost burdened (paying more than 50 percent), which is significantly higher than people without disabilities (16 percent).

There is no information available specifically on victims of domestic violence, dating violence, sexual assault, or stalking in Escondido. However, according to the U.S. Department of Justice 2020 Biennial Violence Against Women Report to Congress, approximately 44 percent of women and 25 percent of men nationwide experience some form of contact sexual violence in their lifetime. Due to the large number of domestic and sexual violence victims nationwide, it is anticipated that there is a need for housing assistance for domestic and sexual violence victims in Escondido. Low-income individuals are particularly susceptible to domestic or sexual violence as they have limited access to resources, such as safe and secure housing and legal representation. Also at higher risk are chronically underserved populations, including rural victims and victims with disabilities.

What are the most common housing problems?

The most common housing problem among both renters and owners in Escondido is housing cost burden (spending more than 30 percent of income on housing costs). As shown in Table NA-10.03 above, of households with a single housing problem, 7,100 households earning less than 80 percent of AMI have a housing cost burden of 31 to 50 percent of their income, while an additional 9,535 households earning less than 80 percent of AMI have a cost burden above 50 percent of income. Cost burden can lead to other issues, including overcrowding, deferred maintenance of the unit, and inability to afford other necessities, such as healthcare and transportation.

The second most common housing problem is overcrowding (more than one person per room). As shown in Table NA-10.03 above, of households with a single housing problem, 2,420 households earning less than 80 percent of AMI experience overcrowding, while an additional 1,245 households earning less than 80 percent of AMI experience severe overcrowding (more than 1.5 persons per room).

The least common housing problem is substandard housing (lacking complete kitchen or plumbing facilities). As shown in Table NA-10.03 above, of households with a single housing problem, 490 households earning less than 80 percent of AMI reside in substandard housing.

Are any populations/household types more affected than others by these problems?

While all lower income households are more susceptible to housing problems than the general population, housing problems are particularly common amongst the lowest income households (i.e., very low- and extremely low-income households). Table NA-10.05 indicates that 43 percent of low-income households experiencing housing cost burden earn less than 30 percent of AMI and 32 percent

earn between 31 and 50 percent of AMI. Similarly, as shown in Table NA-10.07, 24 percent of low-income households experiencing overcrowding earn less than 30 percent of AMI and 40 percent earn between 31 and 50 percent of AMI.

Additionally, low-income renters experience housing cost burden and overcrowding at a higher rate than low-income homeowners. As shown in Table NA-10.05, 70 percent of low-income households experiencing housing cost burden are renters. As shown in Table NA-10.07, 78 percent of low-income households experiencing overcrowding are renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

While there is no information available specifically on low-income individuals and families with children in Escondido who are currently housed but are at imminent risk of homelessness, 2-1-1 San Diego released a policy brief in September 2019 titled “Housing Instability in San Diego County,” in which it was reported that almost 24,000 students between grades K-12 live in households that are “doubled up” with family or friends because the household is unable to maintain housing independently. Regarding formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance, the following figure is from the Regional Task Force on Homelessness’ Homelessness Crisis Response System 2023 Data and Performance Report (published in June 2024). As shown in the figure, from 2021 to 2023, shelter and rapid rehousing programs in the region experienced slight variability in the rates of permanent destination exits – a decline from 28 percent in 2021 to 25 percent in 2022 followed by an increase to 27 percent in 2023.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Generally, households are at risk of becoming homeless if they earn an extremely low income and experience severe housing cost burden. According to CHAS data shown above in Tables NA-05.10 and NA-05.11, 5,500 renter households (23 percent of all renter households) and 1,755 owner households (7 percent of all owner households) earn an extremely low income and a severe housing cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low-income households experiencing severe housing cost burden are more likely to lose their homes and become homeless. Compared to other segments of the population, they are more financially unstable and likely to be significantly impacted by a job loss, medical emergency, or other unexpected expense. Many factors contribute to the recent increase in homelessness, including rising housing costs and a relatively slow increase in wages.

Discussion

Please see above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. For example, if 40 percent of all very low-income households in a jurisdiction experience one or more of the four defined housing problems, but 50 percent of one specific ethnic group's very low-income households experience housing problems, that would be considered a disproportionate need.

Again, the four housing problems are:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 30 percent of income on housing costs; and
4. Household includes more than one person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a housing problem.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,710	595	990
White	2,060	335	645
Black / African American	150	20	40
Asian	285	60	4
American Indian, Alaska Native	55	0	0
Pacific Islander	25	0	0
Hispanic	2,985	140	290

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,685	1,160	0
White	2,325	655	0
Black / African American	180	10	0
Asian	210	70	0
American Indian, Alaska Native	10	0	0
Pacific Islander	10	0	0
Hispanic	3,860	395	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,685	2,985	0
White	2,285	1,610	0
Black / African American	195	75	0
Asian	270	140	0
American Indian, Alaska Native	4	30	0
Pacific Islander	0	0	0
Hispanic	2,855	1,100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,250	3,155	0
White	1,040	1,555	0
Black / African American	25	125	0
Asian	120	165	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	15	0
Hispanic	990	1,175	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

0-30 Percent of AMI (Extremely Low Income)

As shown in Table NA-15.01, 78 percent of extremely low-income households in Escondido experience one or more of the four housing problems. Two populations, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate – both at 100 percent. Note that, in absolute numbers, American Indian/Alaska Native and Pacific Islander households with extremely low incomes constitute a small population with only 55 and 25 extremely low-income households, respectively. Also note that over 65 percent of extremely low-income households among all races experience one or more of the four housing problems, indicating a correlation to income.

30-50 Percent of AMI (Very Low Income)

As shown in Table NA-15.02, 85 percent of very low-income households in Escondido experience one or more of the four housing problems. Three populations, Black/African American, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate at 95, 100, 100 percent, respectively. Note that, in absolute numbers, Black/African American, American Indian/Alaska Native and Pacific Islander households with very low incomes constitute a small population with only 190, 10, and 10 very low-income households, respectively.

50-80 Percent of AMI (Low Income)

As shown in Table NA-15.03, 66 percent of low-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

80-100 Percent of AMI (Middle Income)

As shown in Table NA-15.04, 42 percent of middle-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

0-30 Percent of AMI (Extremely Low Income)

As shown in Table NA-15.01, 78 percent of extremely low-income households in Escondido experience one or more of the four housing problems. Two populations, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate – both at 100 percent. Note that, in absolute numbers, American Indian/Alaska Native and Pacific Islander households with extremely low incomes constitute a small population with only 55 and 25 extremely low-income households, respectively. Also note that over 65 percent of extremely low-income households among all races experience one or more of the four housing problems, indicating a correlation to income.

30-50 Percent of AMI (Very Low Income)

As shown in Table NA-15.02, 85 percent of very low-income households in Escondido experience one or more of the four housing problems. Three populations, Black/African American, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate at 95, 100, 100 percent, respectively. Note that, in absolute numbers, Black/African American, American Indian/Alaska Native and Pacific Islander households with very low incomes constitute a small population with only 190, 10, and 10 very low-income households, respectively.

50-80 Percent of AMI (Low Income)

As shown in Table NA-15.03, 66 percent of low-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

80-100 Percent of AMI (Middle Income)

As shown in Table NA-15.04, 42 percent of middle-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

While Section NA-15 measured disproportionate housing problems, this section measures disproportionate severe housing problems, which are defined as follows:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 50 percent of income on housing costs; and
4. Household includes more than 1.5 person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

Again, HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a severe housing problem.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,140	1,165	990
White	1,785	610	645
Black / African American	140	30	40
Asian	245	105	4
American Indian, Alaska Native	40	15	0
Pacific Islander	25	0	0
Hispanic	2,760	365	290

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,630	3,215	0
White	1,495	1,485	0
Black / African American	165	25	0
Asian	105	175	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	2,805	1,445	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,665	6,000	0
White	865	3,025	0
Black / African American	40	230	0
Asian	125	285	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	0	0
Hispanic	1,590	2,365	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	830	4,580	0
White	205	2,395	0
Black / African American	0	150	0
Asian	45	235	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	15	0
Hispanic	535	1,630	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

0-30 Percent of AMI (Extremely Low Income)

As shown in Table NA-20.01, 70 percent of extremely low-income households in Escondido experience one or more of the four severe housing problems. Two populations, Pacific Islander and Hispanic households, experience these housing problems at a disproportionately higher rate of 100 and 81, respectively. Again, note that, in absolute numbers, Pacific Islander households with extremely low incomes constitute a small population with only 25 extremely low-income households. Also note that over 55 percent of extremely low-income households among all races experience one or more of the four severe housing problems, indicating a correlation to income.

30-50 Percent of AMI (Very Low Income)

As shown in Table NA-20.02, 59 percent of very low-income households in Escondido experience one or more of the four severe housing problems. Two populations, Black/African American and Pacific Islander households, experience these housing problems at a disproportionately higher rate at 87 and 100 percent, respectively. Note that, in absolute numbers, Black/African American and Pacific Islander

households with very low incomes constitute a small population with only 190 and 10 very low-income households, respectively.

50-80 Percent of AMI (Low Income)

As shown in Table NA-20.03, 31 percent of low-income households in Escondido experience one or more of the four severe housing problems. There is no disproportionate need among racial/ethnic groups.

80-100 Percent of AMI (Middle Income)

As shown in Table NA-20.04, 15 percent of middle-income households in Escondido experience one or more of the four severe housing problems. Hispanic households experience these housing problems at a disproportionately higher rate of 25 percent.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Disproportionate greater need relative to housing cost burden is calculated by dividing the number of households in a cost burden category (i.e., spending more than 30 percent on housing or spending more than 50 percent on housing) by the total number of households for that given racial or ethnic group or the jurisdiction for a whole. For example, 58.1 percent of the jurisdiction spends 30 percent or less of their income on housing costs. This is calculated by dividing 220,709, or the number of households in this category, by the total households, or 380,066. The total households are calculated by summing the numbers in the top data row shown below. Again, HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households in a cost burden category.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,920	10,855	9,370	1,035
White	13,220	4,875	3,975	665
Black / African American	655	280	275	40
Asian	1,860	600	435	4
American Indian, Alaska Native	80	29	40	0
Pacific Islander	65	10	25	0
Hispanic	7,625	4,915	4,345	300

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

30-50 Percent Cost Burden

Approximately 24 percent of the general population spends 30 to 50 percent of their income on housing costs (10,855 of 45,180 households). No ethnic or racial group experiences this level of housing cost burden at a significantly greater rate than the jurisdiction as a whole.

Greater than 50 Percent Cost Burden

Approximately 21 percent of the jurisdiction spends more than 50 percent of their income on housing costs (9,370 of 45,180 households). No ethnic or racial group experiences this level of housing cost burden at a significantly greater rate than the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data presented in Sections NA-15 through NA-25 show that some racial or ethnic groups experience disproportionately greater need in terms of housing problems and cost burden. Again, HUD defines a disproportionate need as any need for a certain race/ethnicity that is more than 10 percent above the need for the total households at a particular level of income or cost burden. To summarize the preceding sections, the following racial or ethnic groups have disproportionately greater need:

Housing Problems:

- 0-30 percent AMI: American Indian/Alaska Native, Pacific Islander
- 30-50 percent AMI: Black/African American, American Indian/Alaska Native, Pacific Islander

Severe Housing Problems:

- 0-30 percent AMI: Pacific Islander, Hispanic
- 30-50 percent AMI: Black/African American, Pacific Islander
- 80-100 percent AMI: Hispanic

Housing Cost Burden:

- None

Pacific Islander followed by American Indian/Alaska Native, Black/African American, and Hispanic households are the most common groups to experience disproportionately greater needs. White and Asian households do not have disproportionately greater need in any category at any income level.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Most of Escondido is within CDBG-eligible census tracts. The City has some minority concentration areas. Figure NA-30.01 below shows a map of the city using HUD's Minority Concentration Analysis Tool.

The map highlights in red areas in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population

NA-35 Public Housing – 91.205(b)

Introduction

HUD defines public housing as affordable rental housing for eligible low-income families, elderly individuals, and persons with disabilities. Public housing varies in size and type. For example, public housing includes single-family homes and high-rise apartments. Local public housing agencies manage public housing developments. HUD provides federal aid to these agencies, as well as technical and professional assistance in planning, developing, and managing these developments.

The Housing Authority of the County of San Diego (HACSD) administers public housing and the Housing Choice Voucher (HCV) program in many jurisdictions within San Diego County, including Escondido. Thus, the City does not operate its own Housing Authority. No public housing projects are within the boundaries of the City of Escondido. The tables below summarize the information provided by the HACSD regarding the types of vouchers administered by HACSD, as well as the demographics of the voucher recipients.

Several HUD programs assist various populations in securing affordable and stable housing. Descriptions of each of the programs shown in the tables in this section are as follows:

- Certificate Program: The Certificate Program was an earlier form of rental assistance under Section 8, where HUD provided subsidies to landlords on behalf of low-income tenants. This program has been largely replaced by the Housing Choice Voucher Program.
- Moderate Rehabilitation (Mod-Rehab): Initiated in 1978, the Mod-Rehab program aimed to provide project-based rental assistance for low-income families. It focused on properties needing moderate rehabilitation and is no longer active for new commitments.
- Public Housing: Public housing consists of housing units managed by local public housing agencies to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.
- Housing Choice Vouchers: This program offers tenant-based assistance, allowing families to choose and lease safe, decent, and affordable privately-owned rental housing. Participants pay a portion of the rent based on their income, with the remainder covered by the voucher.
- Project-Based Vouchers: Under this component of the Housing Choice Voucher Program, rental assistance is linked to specific housing units. Tenants residing in these units receive assistance while they live in the designated property.
- Special Purpose Vouchers:Veterans Affairs Supportive Housing (VASH): Combines HUD's Housing Choice Voucher rental assistance with case management and clinical services provided by the Department of Veterans Affairs for homeless veterans.Family Unification

Program: Provides housing assistance to families for whom the lack of adequate housing is a primary factor in the separation or threat of separation of children from their families.Mainstream Vouchers for Persons with Disabilities: Offers housing assistance specifically for non-elderly persons with disabilities to enable them to lease affordable private housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	83	117	10,566	0	10,411	110	0	42

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	12,491	18,844	15,253	0	15,270	13,174	0
Average length of stay	0	3	6	6	0	6	0	0
Average Household size	0	2	2	2	0	2	1	0
# Homeless at admission	0	0	2	3	0	3	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	18	47	3,465	0	3,432	14	0
# of Disabled Families	0	12	23	2,885	0	2,828	33	0
# of Families requesting accessibility features	0	83	117	10,566	0	10,411	110	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	71	98	8,511	0	8,408	66	0	35
Black/African American	0	6	15	1,603	0	1,555	41	0	6
Asian	0	4	2	297	0	294	2	0	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	84	0	84	0	0	0
Pacific Islander	0	2	1	71	0	70	1	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	24	73	3,644	0	3,619	17	0	8
Not Hispanic	0	59	44	6,922	0	6,792	93	0	34

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As stated above, no public housing projects are within the boundaries of the City of Escondido. Regarding applicants on the waiting list for accessible units, the FY 2024-2025 HACSD Public Housing Agency Annual Plan states that there were 10,779 applicants with disabilities on the HACSD's public housing waiting list at the end of 2023 (22.4 percent of 48,122 applicants). According to 2022 five-year ACS Estimates, 48 percent of the County's disabled population have mobility disabilities. Based on that percentage, it is estimated that, of the 10,779 applicants with disabilities on the public housing waiting list, up to 5,174 applicants may need accessible units (48 percent of 10,779 applicants). Note that the waiting period for public housing applicants is about 8 to 11 years, depending on household size.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Again, there are no public housing units located in the City of Escondido. According to the FY 2024-2025 HACSD Public Housing Agency Annual Plan, at the end of 2023, the countywide Public Housing Program waiting list included 48,122 applicants, who were:

- 22 percent disabled
- 9 percent elderly
- 61 percent White
- 25 percent Black/African American
- 6 percent Asian
- 3 percent American Indian
- 3 percent Pacific Islander
- 44 percent Hispanic/Latino

To ascertain the needs of residents of HACSD's Public Housing Program and participants of its HCV Program, the HACSD's Resident Advisory Board meets at least twice per year. The Board makes recommendations regarding the development of the HACSD's annual plan for submittal to HUD. The Board is comprised of nine appointed seats, which include current residents of public housing or participants of the HCV programs. Annually, at least one meeting is held with the residents of public housing. The areas of interest and immediate needs of public housing residents and HCV holders include the following: Transportation services for medical appointments and stores; services for domestic violence victims, seniors, and people with disabilities; transportation to special events and on weekends; emergency food assistance; family selfâ¿Âsufficiency employment services; fair housing information, including tenant rights; clothing assistance; tax preparation services; employment training; information on employment; tutoring; emergency preparation; and college scholarships.

HCV holders have reported the following issues when searching for eligible rental units to initiate their assistance: high rents, low vacancy rates, landlords not interested in participating in the program, overly strict credit worthiness standards, and amount of security deposits.

How do these needs compare to the housing needs of the population at large

Comparing the housing needs of HCV holders to the general population is challenging because participants in these affordable housing programs do not face the same extent of challenges as those without public housing assistance. While monthly housing costs are limited for program participants of the HACSD's rental assistance programs, as shown in Table NA-05.10, 58 percent of renters citywide spend more than 30 percent of their income on rent and utilities, and 31 percent of renters spend more than half of their income on rent and utilities.

Discussion

Please see above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a growing issue across California and the San Diego region. Many factors have contributed to the rise in homelessness. According to the Regional Task Force on Homelessness' (RTFH) 2024 WeAllCount Point-in-Time Count data, an estimated 588 homeless individuals were located in Escondido at the time of the count, which represents 5.5 percent of the homeless population in San Diego County. The count of 588 individuals includes 401 unsheltered individuals and 187 sheltered individuals.

Youth homelessness is a concern across all regions of San Diego County. Many factors are associated with youth homelessness, including poverty, sex trafficking, foster care, mental health, family dysfunction, and being members of the LGBTQ+ community. The RTFH oversees the region's Homeless Management Information System (HMIS), a local web-based information technology system which captures data on clients and projects regarding homeless services utilization, performance and outcomes. RTFH is the lead HMIS agency and administers the system.

Definitions:

- Number experiencing homelessness each year: Unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year: Unduplicated count of persons with new HMIS entries during the year
- Number exiting homelessness each year: Unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- Number of days persons experience homelessness: Average of the sums of the lengths of stays for each person

The RTFH Project Level Dashboard displays key data points graphed over time from HMIS and are considered conservative, as not all homeless service providers within the County of San Diego utilize HMIS and are not required to do so, unless funded by HUD. Detailed demographic information on the homeless population in Escondido, as provided by RTFH, are shown in the tables below. No information is available for a rural population in Escondido.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	10	74	916	208	191	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	391	113	1,296	370	164	0
Chronically Homeless Individuals	191	37	582	116	63	0
Chronically Homeless Families	10	0	323	37	72	0
Veterans	21	18	151	39	26	0
Unaccompanied Child	0	26	201	45	29	0
Persons with HIV	0	1	30	5	7	126

Table 26 - Homeless Needs Assessment

Data Source Comments: Source: Regional Task Force on Homelessness, October 1, 2023 to September 30, 2024 period

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

not applicable

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	84	185
Black or African American	44	40
Asian	0	7
American Indian or Alaska Native	4	12
Pacific Islander	6	10
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	84	145
Not Hispanic	103	256

Data Source Comments: Source: Regional Task Force on Homelessness, October 1, 2023 to September 30, 2024

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the RTFH 2024 Point-in-Time Count data, the demographics of the 401 unsheltered individuals located in Escondido at the time of the count were as follows:

- 13 percent veterans (51 individuals)
- 6 percent persons aged 24 and younger (26 individuals)
- 1 percent families (4 individuals)

The demographics of the 187 sheltered individuals located in Escondido at the time of the count were as follows:

- 45 percent persons aged 24 and younger (84 individuals)
- 40 percent families (74 individuals)
- 10 percent veterans (18 individuals)

Regarding families with children, the San Diego Foundation's October 2023 San Diego Economic Equity Report indicates that youth poverty in San Diego County disproportionately impacts certain racial and ethnic groups. Black children are two and a half times as likely as White children to live in poverty. Hispanic children are twice as likely as White children to live in poverty. Black public school students are more than six times as likely to be unhoused than White students, and Hispanic students are more than five times as likely.

Regarding families of veterans, the National Alliance to End Homelessness has found that veterans are more likely than civilians to experience homelessness. According to 2023 five-year ACS data, 8,079 veterans reside in Escondido. Approximately 9 percent of those veterans earned income in the past 12 months that places them below the poverty level (696 individuals). Most veterans and their families require services similar to the civilian population. Their housing crises are due to a lack of affordable housing and economic hardship, but it is coupled with the unique challenges brought on by having experienced multiple and/or extended deployments. Many of these families can be housed through rapid rehousing by receiving housing location services, rental and move-in assistance, and case management to end their housing instability. A smaller percentage of veteran families need to be served through HUD Veterans Affairs Supportive Housing (VASH), which combines Housing Choice Voucher (HCV) rental assistance with clinical case management from the Department of Veteran Affairs (VA).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As shown in Table NA-40.02, the breakdown of Escondido's homeless population by racial and ethnic group is as follows:

- 38.9 percent Hispanic of any race (229 individuals)
- 37.4 percent White alone (220 individuals)
- 13.9 percent Black, African American, or African alone (82 individuals)
- 4.1 percent Multi-Racial (not Hispanic) (24 individuals
- 2.4 percent Native Hawaiian or Pacific Islander alone (14 individuals)
- 1.7 percent American Indian, Alaska Native, or Indigenous alone (10 individuals)
- 1.2 percent Asian or Asian American alone (7 individuals)
- 0.3 percent Middle Eastern or North African alone (2 individuals)

  According to 2023 five-year ACS data, Blacks/African Americans comprise only 2.1 percent of the population in Escondido. However, 13.9 percent of the homeless population is Black, African American, or African. Similarly, Native Hawaiian and Other Pacific Islanders comprise only 0.4 percent of the population, but 2.4 percent of the homeless population is Native Hawaiian or Pacific Islander.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on the RTFH 2024 Point-in-Time Count, 588 persons experience homelessness in the San Diego region on any given night. Approximately 401 individuals are unsheltered (a 32 percent increase from 2023), and 187 individuals are sheltered (a 2 percent increase from 2023). The sheltered population of 187 individuals includes 121 individuals in emergency shelters, 4 individuals in safe havens and 62 individuals in transitional housing.

At the time of the count, the homeless housing inventory in Escondido was as follows:

- Emergency Shelter: 204 beds with 59 percent utilization
- Safe Haven: 12 beds with 33 percent utilization
- Transitional Housing: 82 beds with 76 percent utilization
- Permanent Supportive Housing: 329 beds with 81 percent utilization
- Rapid Re-housing: 73 beds with 100 percent utilization

Discussion:

See above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs group is described as persons who are not homeless but who require housing or supportive services because of special characteristics. This includes elderly (aged 62 and older); frail elderly; persons with mental, physical or developmental disabilities; persons with HIV/AIDS and their families; persons with alcohol or other drug addictions; and victims of domestic violence, dating violence, sexual assault and stalking.

Describe the characteristics of special needs populations in your community:

Certain segments of the population may have more difficulty finding safe, decent, affordable housing due to their special needs. These residents may experience higher incidences of housing cost burden, overcrowding, or other housing problems. Census and Regional Task Force on Homelessness data provide information on the special needs groups in Escondido.

Seniors (those 65 years of age and older) are considered a special needs group due to their relatively low income and relatively high presence of disabilities or limitations and dependency needs. According to 2023 five-year ACS estimates, 14 percent of Escondido's population is aged 65 years or older. Approximately 5,080 Escondido households (10 percent of all households) consist of a person aged 65 or older living alone. Of seniors living alone, half own their residence and half are renters. Senior households are particularly vulnerable to housing problems due to limited income, prevalence of mental and physical disabilities, limited mobility and high health care costs. As shown in Table NA-10.06, 42 percent of low-income households experiencing severe housing cost burden are elderly (3,150 households).

According to 2023 five-year ACS estimates, more than 18,800 Escondido residents – 12.7 percent of the population – live with a disability, slightly above the countywide rate of 10.7 percent. Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." As categorized, a person can have multiple disabilities. Among the Escondido population, 6.9 percent have an ambulatory difficulty, 6.8 percent have an independent living difficulty, 5.4 percent have a cognitive difficulty, 3.5 percent have a hearing difficulty, and 3.1 percent have a vision difficulty. Persons with disabilities have a wide range of housing needs, which can vary depending on the type and severity of the disability. According to 2023 five-year ACS estimates, of Escondido residents with a disability, 23 percent live below 100 percent of the poverty level. An additional 12 percent live between 100 percent and 149 percent of the poverty level.

Specific information on the numbers of Escondido residents with HIV/AIDS; residents with drug or alcohol addiction; and victims of domestic violence, dating violence, sexual assault and stalking is not readily available.

What are the housing and supportive service needs of these populations and how are these needs determined?

Please see above.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to AIDSVu, a website maintained by Emory University, 13,766 people were living with HIV in San Diego County in 2022. This is a prevalence rate of 493 people out of every 100,000 residents in 2022, which is higher than the state of California (419 out of every 100,000 residents), the western U.S. (327), and the nation (388). Latino and Black residents are disproportionately impacted, representing 43 and 12 percent of the county population living with HIV, respectively. Nine out of ten residents living with HIV in San Diego County identify as male and residents aged 55 and older comprise 45 percent of the county's population living with HIV.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

As detailed above, certain households face greater challenges in securing safe, affordable housing due to their unique needs. Seniors, a significant part of Escondido's population, often struggle to find suitable housing on fixed incomes. Similarly, individuals with disabilities require adaptable housing, but affordability and design limitations restrict availability.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities offer a range of services for all residents and typically include, include libraries, community centers, youth centers, and other facilities that address the needs of residents, including residents with low to moderate incomes. In the Community Needs Assessment Survey, the community identified the top following public facility needs:

1. Youth centers
2. Parks and recreation facilities
3. Libraries and community centers (tied for third highest need)

How were these needs determined?

Public facilities needs were identified through community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Describe the jurisdiction's need for Public Improvements:

Given the age of the City and the condition of the City's infrastructure, there is a definite need for public improvements. Public improvements typically include upgrades or expansions to streets, curbs and gutters, sewer and drainage systems, streetlights, and sidewalks. Proposed infrastructure projects are documented in the City's Capital Improvement Program (CIP) and Budget, which is a five-year planning tool that is developed and updated annually. The CIP and Budget details specific funding sources that are restricted by certain guidelines and regulations or sources that were committed by City Council for a specific purpose. Preliminary budget information is brought to the budget briefing City Council meeting for discussion in April/May. Then, final budget information is presented to City Council in June for adoption.

In the Community Needs Assessment Survey, the community identified the top three following public improvement needs:

1. Trees/urban greenspace
2. Street improvements
3. Sidewalk improvements

How were these needs determined?

Public improvement needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Describe the jurisdiction's need for Public Services:

An essential part of the City's five-year plan is to provide services for those in most critical need. These programs are designed to fill voids due to a household's lack of resources or lack of direct access to these necessities. In the Community Needs Assessment Survey, the community identified the top three following public service needs:

1. Childcare centers and services
2. Mental health services
3. Transportation services

How were these needs determined?

Public services needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following Market Analysis, along with the Needs Assessment and insights from the citizen participation process, will help shape Escondido's priority community development, housing, and homelessness needs over the next five years. Escondido is approximately 37 square miles in size, within a sphere of influence area of 68 square miles. As of 2023, the San Diego Association of Governments (SANDAG) estimates that Escondido has a total of 50,172 housing units, representing a 3.8 percent increase since 2018. A detailed breakdown by unit type is shown in Table MA-05.01 below.

	2018	2023	Percentage Change
Single Family - Detached	24,562	23,598	-3.9%
Single Family – Attached	3,361	5,258	56.4%
Multifamily	16,695	17,578	5.3%
Mobile Homes	3,738	3,738	0.0%
Total	**48,356**	**50,172**	**3.8%**

Table MA-05.01: Housing Units by Type

	July 2019 Year to Date	July 2024 Year to Date	Percentage Change
Escondido South	$590,000	$939,500	+59%
Escondido North	$554,000	$900,000	+63%
Escondido East	$512,500	$830,000	+62%
San Diego Region	**$647,000**	**$1,058,000**	**+64%**

Table MA-05.02: Median Single-Family Home Sales Prices

Metropolitan Statistical Area	CHI	Low-Income CHI	Median Home Price (000's)	Median Family Income (000's)
San Jose-Sunnyvale-Santa Clara	85%	170%	1,900	184.3
San Francisco-Oakland-Berkeley	68%	137%	1,309	159.8
San Diego-Chula Vista-Carlsbad	**70%**	**141%**	**1,010**	**119.5**
Riverside-San Bernardino-Ontario	51%	102%	590	97.5
Fresno	43%	86%	430	84.3
Sacramento-Roseville-Folsom	42%	83%	560	113.3

Table MA-05.03: Cost of Housing Index by Affordability Rank, 3rd Quarter 2024

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Escondido continues to have available land for development, much of the remaining open space is concentrated in the city's perimeter areas, where infrastructure and zoning constraints may impact feasibility. Additionally, there are significant opportunities for infill and redevelopment in the central urban core, particularly in areas identified for mixed-use and higher-density residential development. The City's Housing Element and strategic planning efforts focus on increasing housing supply through infill development, adaptive reuse, and the expansion of accessory dwelling units (ADUs) to address growing housing needs. The community supports a wide range of housing types, and the current growth consists of both new single-family development on the outskirts of the city and multi-family development near the downtown core. As shown in Table MA-10.01, based on 2022 five-year ACS estimates, the city includes 53,082 housing units. Half of the existing housing stock is detached single-family units. The next most common housing type is multifamily properties with 20 or more units, which comprise 21 percent of the housing stock.

As shown in Table MA-10.02, 2022 five-year ACS estimates indicate that, of the 51,288 occupied housing units, 52 percent are owner-occupied and 48 percent are renter-occupied. Regarding unit size, most owner-occupied units include three or more bedrooms (78 percent), while only 24 percent of rental units include three or more bedrooms. Nearly half of renter-occupied units (47 percent) include two bedrooms. This information provides additional context to Table NA-10.07, which shows that 78 percent of overcrowded households are renter-occupied.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	26,684	50%
1-unit, attached structure	3,663	7%
2-4 units	2,731	5%
5-19 units	4,692	9%
20 or more units	11,222	21%
Mobile Home, boat, RV, van, etc	4,090	8%
Total	***53,082***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source Comments: Source: ACS, 2018-2022 [Series B25024]

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	163	1%	1,673	7%
1 bedroom	488	2%	5,591	23%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	5,318	20%	11,576	47%
3 or more bedrooms	20,583	78%	5,896	24%
Total	***26,552***	***101%***	***24,736***	***101%***

Table 28 – Unit Size by Tenure

Data Source Comments: Source: ACS, 2018-2022 [Series B25024]

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of redevelopment agencies in California in 2012, Escondido's ability to provide affordable housing opportunities has been significantly limited . Nonetheless, the City has attempted to leverage as many funding sources as possible to continue to provide affordable housing opportunities, and will continue to do so. The city has an inventory of 25 developments that include 1,642 units set aside for households with low to moderate incomes. These developments were assisted with state redevelopment, HOME, CDBG, and/or tax credits. Over the years, the City has partnered in the production of a variety of housing types including multifamily, single-family and multifamily ownership, co-op, mobile home parks, and mobile home ownership.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Escondido's 2021-2029 Housing Element included an evaluation of at-risk units was completed. Within the 2021-2031 at-risk housing analysis period, only one development called Silvercrest Residence was identified as being at low risk of converting to market rate housing. Silvercrest includes 75 rental units and was assisted with HUD Section 202 funding. Though Silvercrest's earliest date of conversion is in 2022, the City considers the risk of conversion low, because the project is managed by a non-profit organization (The Salvation Army), which has the mission to provide permanent affordable housing. Furthermore, HUD has established priority for the renewal of project-based Section 8 assistance for housing for seniors and persons with disabilities.

Does the availability of housing units meet the needs of the population?

The current availability of housing units in Escondido is insufficient to meet the needs of the population, particularly the lower income population. According to the FY 2024-2025 HACSD Public Housing Agency Annual Plan, the average waiting period for a Housing Choice Voucher is 13 years. Additionally, most, if not all, of the affordable income-restricted residential projects in the city have waiting lists and very low vacancy rates. As shown in Table NA-05.09, 19,375 low-income Escondido households (67 percent of all low-income households) spend at least 30 percent of their income on housing, indicating a need for more affordable units. Furthermore, according to 2023 five-year ACS estimates, 50 percent of

Escondido's 53,082 housing units (26,495 units) were constructed prior to 1980, indicating a potential need for rehabilitation/repair.

Describe the need for specific types of housing:

Escondido has a great need for affordable housing units for lower income households, as indicated in the Needs Assessment. Most, if not all, affordable residential projects in Escondido currently have waiting lists and turn over vacancies quickly. In addition, the average waiting period for a Housing Choice Voucher is 13 years.

Furthermore, there is a need for larger affordable units (three or more bedrooms). According to 2023 five-year ACS data, 30 percent of occupied housing units in Escondido (15,230 units) house four or more persons. These units are essential to house low-income families, particularly those with children.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

As is the situation throughout much of California and particularly San Diego County, housing costs in Escondido have increased tremendously in the past decade. The following section provides information on the cost of housing in Escondido.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2022	% Change
Median Home Value	346,000	616,400	78%
Median Contract Rent	1,128	1,729	53%

Table 29 – Cost of Housing

Data Source Comments: Source: ACS, 2011-2015 (Base Year) and 2018-2022 (Most Recent Year) [Series B25077 Ã¢Â¿Â¿ Median Home Value & B25058 Ã¢Â¿Â¿ Median Contract Rent]

Rent Paid	Number	%
Less than $500	743	0.0%
$500-999	1,533	0.0%
$1,000-1,499	4,165	0.0%
$1,500-1,999	8,563	0.0%
$2,000 or more	9,271	0.0%
Total	***24,275***	***0.0%***

Table 30 - Rent Paid

Data Source Comments: Source: ACS, 2018-2022 [B25063]

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,590	No Data
50% HAMFI	4,650	1,480
80% HAMFI	16,695	3,270
100% HAMFI	No Data	5,630
Total	***22,935***	***10,380***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,062	2,248	2,833	3,819	4,638
High HOME Rent	1,779	1,907	2,291	2,638	2,923
Low HOME Rent	1,326	1,420	1,705	1,970	2,197

Table 32 – Monthly Rent

Data Source Comments: Source: HUD FRM and HOME Rents, 2024

Is there sufficient housing for households at all income levels?

No. As shown in Table MA-15.03 above, 6,130 units affordable to households earning 31 to 50 percent of the AMI are in Escondido. However, Table NA-05.02 shows that 7,895 households earning 31 to 50 percent of the AMI live in Escondido, indicating a deficit of 1,765 units. While complete data is not available on unit affordability for households earning up to 30 percent of the AMI, it is reasonable to assume a deficit for that income level as well.

How is affordability of housing likely to change considering changes to home values and/or rents?

Although it is unknown whether home values and/or rents will increase in the foreseeable future and by how much, it is likely that housing affordability will not significantly improve in the near-term. Although the State has been implementing many new housing regulations and requirements intended to spur construction of additional affordable housing, it is unknown whether it will be adequate to result in the construction of enough housing units to meaningfully reduce home prices and rents. According to the Southern California Rental Housing Association's 2024 Vacancy and Rental Rate Survey, the vacancy rate among all units in Escondido was only 5.1 percent.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table MA-15.4 shows the current HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. These rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. Rapidly increasing rents in the region's market have widened the gap between HUD fair market rents and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Escondido's aging housing stock has led to an increasing number of substandard units. Many homes were built before 1980, often requiring lead-based paint abatement.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Escondido defines standard and substandard housing condition based on California Health and Safety Code. California Health and Safety Code Section 17920.3 defines a substandard structure as any building or portion thereof in which there exists any of the following conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the occupants, nearby residents, or the public:

- Inadequate sanitation (including lack of or improper bathroom facilities, running water, and heating);
- Structural hazards;
- Any nuisance;
- Faulty wiring;
- Unsafe or improper plumbing;
- Unsafe or improper mechanical equipment;
- Faulty weather protection;
- Conditions that could cause or augment the spread of a fire or explosion;
- Unsafe or improper construction materials;
- Debris constituting a fire, health, or safety hazard;
- Inadequate maintenance;
- Inadequate exits;
- Inadequate fire protection; or
- Space occupied for living, sleeping, cooking, or dining that were not intended for those purposes.

A standard housing condition is one in which none of the above conditions exist.

As shown in Table MA-20.01 below, 35 percent of owner-occupied units and 64 percent of renter-occupied units in Escondido have one or two selected physical or financial conditions. Note that the conditions are identical to the following four housing problems: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) more than one occupant per room, and (4) housing costs greater than 30 percent of household income.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
Total	***0***	***0%***	***0***	***0%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,006	34%	13,496	55%
With two selected Conditions	219	1%	2,215	9%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,327	65%	9,025	36%
Total	**26,552**	**100%**	**24,736**	**100%**

Table MA-20.01: Condition of Units

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
Total	***0***	***0%***	***0***	***0%***

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,956	15%	2,562	10%
1980-1999	10,163	38%	8,826	36%
1950-1979	11,789	44%	12,484	50%
Before 1950	644	2%	864	3%
Total	**26,552**	**100%**	**24,736**	**100%**

Table MA-20.02: Year Unit Built by Tenure

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	12,420	47%	13,000	54%
Housing Units Built before 1980 with Children Present	1,895	7%	2,135	9%

Table MA-20.03: Risk of Lead-Based Paint Hazard

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	No Data Available	No Data Available	1,794
Abandoned Vacant Units	No Data Available	No Data Available	No Data Available
REO Properties	No Data Available	No Data Available	No Data Available
Abandoned REO Properties	No Data Available	No Data Available	No Data Available

Table MA-20.04: Vacant Units

Need for Owner and Rental Rehabilitation

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Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key indicator used to estimate the number of housing units containing lead-based paint. Beginning in 1978, the federal government prohibited the consumer use of paint containing lead, and all residential uses. According to the U.S. Centers for Disease Control and Prevention (CDC), all housing units built prior to 1978 are likely to contain some lead-based paint. Again, half of Escondido's residential units were constructed before 1980.

According to the CDC, children under six years old are at a higher risk of lead exposure, because their bodies are rapidly developing and more susceptible to taking in lead if exposed. Young children tend to put their hands or other objects in their months, which can result in lead exposure if their hands or other objects are lead-contaminated. Of households earning up to 80 percent of AMI with one or more children under six years old, 46 percent (2,525 households) live in housing units built before 1980.

While the above figures help estimate the number of homes that contain lead-based paint hazards, not all units with lead-based paint have lead-based paint hazards. In addition, some pre-1978 housing units have already been remediated during remodeling or other actions.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of San Diego (HACSD) administers the Public Housing and Housing Choice Voucher programs within most San Diego County jurisdictions, including Escondido. No public housing units are within Escondido's boundaries. Table MA-25.01 below summarizes existing housing vouchers administered by the HACSD – not only within Escondido.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	87	121	10,905	0	10,905	1,031	0	432
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

No public housing developments are in Escondido.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

No public housing units are in Escondido.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

No public housing units are in Escondido.

Discussion:

No public housing units are in Escondido.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The San Diego Regional Task Force on Homelessness (RTFH) is a regional group of 18 cities, the County of San Diego, nonprofit service providers, and other stakeholders making up the San Diego County Continuum of Care (CoC). The RTFH provides regional leadership and oversight of the homeless crisis response system. The overall goal and vision of the RTFH is to reduce and end homelessness across the San Diego region. The RTFH meets jointly to coordinate regional and local efforts to provide services.

Interfaith Community Services is the agency in Escondido currently providing the most shelter and supportive housing beds, including youth, veterans and seniors.

Currently, the agencies providing year-round shelter beds for the homeless in Escondido include:

- Manzanita operated by Community HousingWorks: 10 beds for chronically homeless
- Haven House operated by Interfaith Community Services: 49 beds

Permanent supportive housing is available as follows:

- El Norte Parkway operated by Community HousingWorks: 8 units for veterans
- Las Casitas operated by Community HousingWorks: 14 units/42 beds for individuals & families
- Mental Health Systems: 28 units/42 beds for individuals & families with preference for chronically homeless
- Mental Health System: 20 units/24 beds for chronically homeless
- Interfaith RAP operated by Interfaith CS: 15 units for chronically homeless experiencing substance abuse & mental issues
- Raymond’s Refuge operated by Interfaith: 16 beds for seniors with mental or physical disabilities
- Home Now operated by Interfaith: 22 units of rapid rehousing
- NC Safe Haven operated by Mental Health Systems: 12 safe haven beds for individuals experiencing serious mental illness
- Veterans Villages operated by Veterans Village of San Diego: 54 units for chronically homeless veterans and families
- Manzanita operated by Community HousingWorks: 6 units/13 beds for single adults, 10 for chronically homeless

Transitional housing is available as follows:

- Path to Permanence operated by Interfaith: 4 families.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	40	8	36	175	0
Households with Only Adults	156	0	46	154	0
Chronically Homeless Households	0	0	0	0	0
Veterans	16	0	0	121	0
Unaccompanied Youth	0	0	28	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Source: Regional Task Force on Homelessness, October 1, 2023 to September 30, 2024 period

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Community-based organizations in Escondido have developed a wide range of supportive services in conjunction with shelter and transitional housing to promote self-sufficiency among residents and to prepare them for permanent housing. A variety of agencies are able to provide services, such as job training, parenting classes, basic needs, social work, case management and other self-sufficiency training for homeless families; pregnant/parenting women; men and women with alcohol/drug addictions; veterans; individuals with mental illness; unaccompanied youth, women, and their children fleeing domestic violence; and others. Many local homeless service providers directly help individuals experiencing homeless in Escondido, including Interfaith Community Services, Interfaith Shelter Network, Veterans Village San Diego, Community Housing Works, Mental Health Systems, and Salvation Army.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

To effectively deal with the complications presented by the unique homeless clientele of veterans, chronic homeless, unaccompanied youth, and families, services need to be well-coordinated and integrated. Effective coordination involves the Police Department, County mental health personnel, health care providers, public health personnel, and alcohol/drug recovery services. A range of intervention, case management, stabilization and recovery services is needed to effectively treat individuals with mentally illness, in addition to shelter placement. Several organizations, including Interfaith Community Services, Veterans Village San Diego, Community Housing Works, Mental Health Systems, and Salvation Army provide a variety of homeless-related services. Available services include navigation, case work, life and vocation training, healthcare, transportation, legal services and life skills. Interfaith Community Services serves as a North County inland access site to the coordinated entry system (CES). The CES is the assessment for the network of resources in San Diego County and the prioritization through the RTFH, which allow individuals and families experiencing homelessness to access valuable resources, including shelter, meals, day centers, and support. Interfaith will continue to provide many supportive homeless services, including shelters, homeless prevention, case management services, and rapid re-housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City will continue to maintain and coordinate services to assist individuals with special needs. Existing service providers will be supported when possible and existing funds will be prioritized and expended when appropriate and feasible.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly persons, including the frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, veterans, and persons with HIV/AIDS and their families, may require long-term supportive housing that could include an assisted living, supportive housing, or nursing care component. There is a need for services, such as transportation services, help with basic living, home care, meal delivery, and housing that is adapted to specific needs, especially for seniors and veterans, at an affordable price.

Throughout San Diego County, there are a wide range of housing options for the elderly, including supportive housing, group homes, and state-licensed residential care facilities. According to the San Diego County Health and Human Services Agency's Aging & Independence Services, there is a concentration of community care facilities in and around Escondido. Many residential facilities in Escondido provide long-term supportive housing for the elderly, those with memory care needs, and those with other disabilities, including assisted living and residential care. Still, additional affordable service options are needed.

Veterans also have a unique need for supportive services and housing, including mental health services, substance abuse services, case management, employment training, life skills and parenting classes, and assistance with paperwork and legal matters. Although there are several providers of services for veterans in Escondido, additional affordable help is needed.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City proposes to put a particular focus on housing and community services for seniors. Additionally, the City plans to focus CDBG public service funds on basic needs, homelessness, and human development.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies can negatively impact the availability of affordable housing. Below is a list of barriers to affordable housing in Escondido.

Land Use Controls

Land use policies and zoning requirements are often cited as a barrier to development, specifically affordable housing. The City has streamlined the process for adding an accessory dwelling unit, allowing increased opportunities for individual property owners to add additional affordable housing. The Density Bonus Ordinance also allows affordable housing development in accordance with State requirements. The City is continuously reviewing requirements for other opportunities to streamline housing development.

Environmental Protection

The level of environmental review required for a residential project depends on the project type and financing sources. Both state (California Environmental Quality Act) and federal (National Environmental Policy Act) regulations can increase costs due to required studies and extended timelines. However, much of this process is beyond the City's control.

Planning and Development Fees

The cost of development, including permit fees paid to the City, is often cited as a barrier to housing development. Building, zoning, and site improvement fees can add significantly to construction costs and have a negative impact on housing production. The City of Escondido periodically reviews all fees to ensure cost recovery while balancing the needs of the public and developers.

Public Opposition to Affordable Housing

Public opposition to housing, and in particular affordable housing, can cause delays in the development process, add costs, and possibly result in a project being denied. In recent years, the State of California has enacted new housing laws meant to discourage NIMBY-ism (Not In My Backyard).

Permit and Processing Procedures/Times

The time required to obtain development and building permits is often cited as a factor in housing costs. Processing times vary by project complexity, but the State has introduced expedited permitting for certain residential projects. The City of Escondido actively streamline project approvals and is implementing additional programs to further reduce development timelines.

Lack of Affordable Housing Funds

The City of Escondido, like many cities in California, faces significant challenges in continuing to provide affordable housing opportunities. Some previously available funding has been eliminated or reduced, and costs have increased exponentially. The City will continue to leverage other funding sources as available to develop affordable housing opportunities.

Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has expanded the types of projects that require the payment of prevailing wages. In addition, Davis-Bacon prevailing wages must be paid when federal funds are used on new and multi-family rehabilitation projects with eight or more units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Prevailing wage also adds to a project's costs by requiring documentation of compliance.

Building Codes and Enforcement

Building Codes could be considered an adverse impact on the timing and cost of affordable housing. The California Building Standards Code is updated every three years. The City has adopted the 2022 California Building Standards Code, which includes the 2022 California Building Code and 2022 Green Building Standards Code.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Escondido remains dedicated to fostering economic growth by supporting the expansion, attraction, and retention of key industry clusters that drive the local economy. These priority sectors include Agribusiness and Ag-Tech; Cleantech; Culture, Entertainment, and Tourism; Healthcare and Life Sciences; Information and Communication Technology; and Specialty Food and Beverage Manufacturing. The City's economic development initiatives align with the latest market trends and strategic priorities to enhance business opportunities, create jobs, and strengthen Escondido’s position as a regional economic hub.

In June 2023, the Escondido City Council approved the 2023-2028 Comprehensive Economic Development Strategy (CEDS). This document provides an in-depth analysis of the City's economic landscape and outlines a five-year plan to improve the local economy.

The following are key highlights of Non-Housing Community Development assets and improvements that have recently occurred or are planned in the City:

• Creek Trail Enhancements

• Downtown Revitalization & Infrastructure Investments

• Business and Real Estate Engagement

• Hospitality & Commercial Expansion

• Sustainable Water Infrastructure

• Membrane Filtration/Reverse Osmosis (MFRO) Facility

• Public Safety & Community Services

• Support for Childcare & Economic Development

- Affordable Housing Initiatives
- Community & Youth Services
- Emergency & Homeless Services
- Recreational Investments
- Volunteer & Community Engagement Programs
- Climate Action & Sustainability Initiatives
- Community Events & Cultural Activities

These initiatives reflect Escondido's commitment to long-term economic development, business expansion, sustainable infrastructure, housing affordability, and community well-being, ensuring that public spaces, infrastructure, and programs remain accessible and engaging for residents and visitors alike.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	985	292	2	1	-1
Arts, Entertainment, Accommodations	7,294	4,129	11	8	-3
Construction	5,510	8,363	9	17	8
Education and Health Care Services	13,084	12,138	21	25	4
Finance, Insurance, and Real Estate	3,168	1,521	5	3	-2
Information	1,267	438	2	1	-1
Manufacturing	6,513	2,415	10	5	-5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	2,309	2,023	4	4	0
Professional, Scientific, Management Services	11,633	8,715	18	18	0
Public Administration	1,714	867	3	2	-1
Retail Trade	6,161	6,706	10	14	4
Transportation and Warehousing	1,700	320	3	1	-2
Wholesale Trade	2,458	1,174	4	2	-2
Total	63,796	49,101	--	--	--

Table 40 - Business Activity

Data Source Comments: U.S. Census Bureau 2022 Longitudinal Employer-Household Dynamics

Labor Force

Total Population in the Civilian Labor Force	76,233
Civilian Employed Population 16 years and over	72,943
Unemployment Rate	4.30
Unemployment Rate for Ages 16-24	9.30
Unemployment Rate for Ages 25-65	3.10

Table 41 - Labor Force

Data Source Comments: Source: 2018-2022 ACS

Occupations by Sector	Number of People
Management, business and financial	10,509
Farming, fisheries and forestry occupations	1,164
Service	15,574
Sales and office	14,878
Construction, extraction, maintenance and repair	7,367
Production, transportation and material moving	9,758

Table 42 – Occupations by Sector

Data Source Comments: Source: ACS, 2018-2022 [Data Series S2401]

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	35,624	55%
30-59 Minutes	24,261	38%
60 or More Minutes	4,355	7%
Total	***64,240***	***100%***

Table 43 - Travel Time

Data Source Comments: Source: ACS, 2018-2022 [Data Series B08303]

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	10,843	220	4,849

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	12,880	579	5,508
Some college or Associate's degree	18,659	715	5,755
Bachelor's degree or higher	17,334	421	3,220

Table 44 - Educational Attainment by Employment Status

Data Source Comments: Source: ACS, 2018-2022 [Data Series B23006]

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	175	855	3,411	6,225	3,226
9th to 12th grade, no diploma	1,560	1,038	1,401	2,982	1,216
High school graduate, GED, or alternative	4,155	6,596	4,269	8,125	4,018
Some college, no degree	5,901	6,668	3,899	8,634	5,020
Associate's degree	700	2,520	1,180	2,638	1,603
Bachelor's degree	1,275	4,145	4,170	6,165	3,485
Graduate or professional degree	67	1,684	2,166	2,777	2,691

Table 45 - Educational Attainment by Age

Data Source Comments: Source: ACS, 2018-2022 [Data Series B15001]

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,538
High school graduate (includes equivalency)	36,256
Some college or Associate's degree	45,146
Bachelor's degree	68,400
Graduate or professional degree	86,627

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments: Source: ACS, 2018-2022

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity Table (Table MA-45.01), the three sectors with the greatest number of jobs in Escondido are Education and Health Care Services; Construction; and Retail Trade. All three

sectors were the top employing sectors during the last Consolidated Plan period as well. In terms of the labor force, the largest share of workers are employed in the Education and Health Care Services sector (21 percent).

In several sectors, the number of workers exceeds the number of jobs, meaning that residents employed in these sectors are commuting to other jurisdictions to work. For example, there are only 3,432 Professional, Scientific, and Management Services jobs in the city, but 6,804 workers. At the other end of the spectrum, there are more jobs than workers in some sectors, such as the Construction sector, demonstrating that additional people are commuting into the city for work. Overall, there are about 63,796 workers in Escondido, but just 49,101 jobs (a 30 percent discrepancy).

As shown in Table MA-45.02, the overall unemployment rate in Escondido is 4.3 percent, according to 2022 five-year ACS estimates. California Employment Development Department data from December 2024 indicates that the overall unemployment rate is 4.2 percent. The low unemployment rate reflects a robust local economy. Unemployment is notably higher among younger workers, with a rate of 9.3 percent for those aged 16 to 24, compared to workers aged 25 to 64 (3.1 percent).

Table MA-45.04 highlights commuting patterns for Escondido workers. Most workers commute less than 30 minutes (55 percent). Only 7 percent of workers travel more than an hour to work. This figure is consistent with regional patterns in San Diego County, where 7 percent of commuters travel more than one hour. Longer commute times are associated with higher transportation costs, increased greenhouse gas emissions, and a range of negative health impacts.

Educational attainment strongly correlates with labor force participation and employment rates. As shown in Table MA-45.05, of the population aged 25 to 64 years old with less than a high school diploma, 30 percent are not participating in the labor force. In contrast, only 15 percent of individuals with a bachelor's degree or higher are not in the labor force. This data indicates that higher education levels increase the likelihood of employment.

The relationship between education and earnings is clear. As shown in Table MA-45.07, median earnings for Escondido residents aged 25 years old and above without a high school diploma are $32,538, while high school graduates earn a median income of $36,256, representing an 11 percent increase. Earnings continue to rise with higher education levels. Those with a bachelor's degree have median earnings of $68,400, and individuals with a graduate or professional degree have median earnings of $86,627. This data underscores the significant economic benefits of obtaining a high school diploma, college degree, or higher education

Describe the workforce and infrastructure needs of the business community:

The business community needs municipal support with zoning and development, along with access to a skilled workforce, to drive growth, increase revenue, and meet market demands.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Workforce development in English as a Second Language (ESL), apprenticeships, and construction trades can help Escondido's labor force—particularly those without a high school diploma or college degree—boost their earnings and spending power. Many residents are underemployed rather than unemployed, often working part-time in service industries. Expanding specialized training programs would provide pathways to higher-paying, full-time jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The city faces a labor shortage in construction and retail. Upskilling workers in construction trades, business skills, and customer service is essential to meeting employment demands.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Consolidated Plan goals are intended to improve the lives of households with low to moderate incomes. Strengthening the workforce and labor market can create more jobs and higher wages, reducing financial strain on residents with lower incomes. Several areas of the city show significant economic distress based on employment and income data. Related initiatives in the CEDS include developing an educational enhancement plan focused on higher education, addressing training and job readiness gaps, and reinforcing collaborative efforts like STEM programs in Escondido's primary and secondary schools.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As stated previously, the four major housing problems recognized by HUD are as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as a census tract whose proportion of a non-white population is at least 20 percentage points higher than the area as a whole, according to HUD's Rental Assistance Determination Minority Concentration Analysis Tool. Based on this definition, a large area in the central portion of the City is considered a Hispanic minority concentration area.

What are the characteristics of the market in these areas/neighborhoods?

In Escondido, low- and moderate-income and minority-concentrated areas are primarily in the city's central region. These areas also have a high concentration of rental and multi-family housing.

Are there any community assets in these areas/neighborhoods?

The central core of the city and surrounding low- and moderate-income neighborhoods are home to many community assets, including the City Library, East Valley Community Center, Park Avenue Community Center and Senior Center, Grape Day Park, and several neighborhood parks. Additional resources in the area include the Boys & Girls Club, Escondido Education Compact and its Success Center, Interfaith Community Services, and the Salvation Army.

Are there other strategic opportunities in any of these areas?

The central area of the city presents many opportunities for assistance. The City will continue collaborating with North County agencies to ensure cost-effective delivery of services and programs. Federal funding will be directed to those most in need.

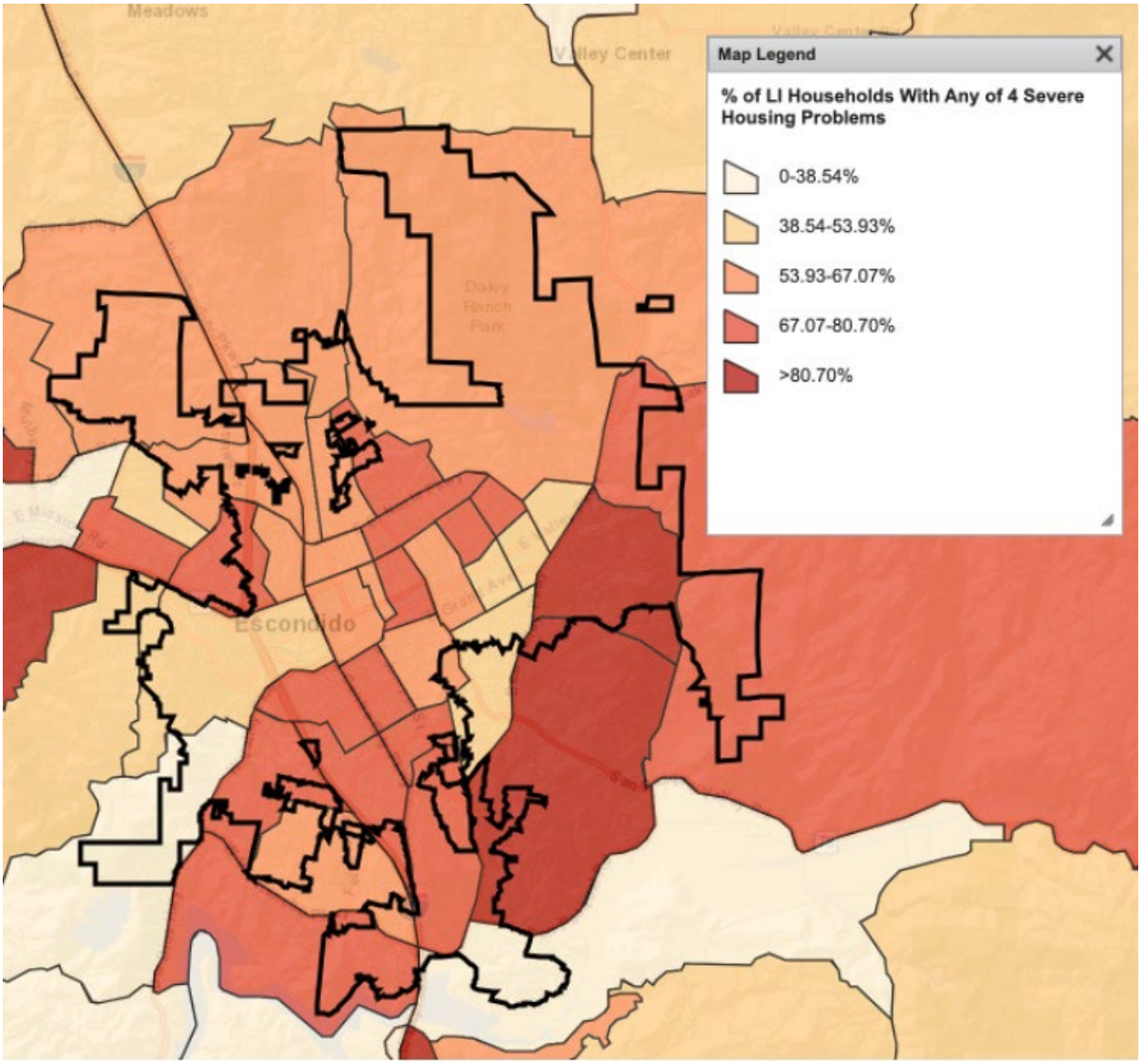


Figure MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems

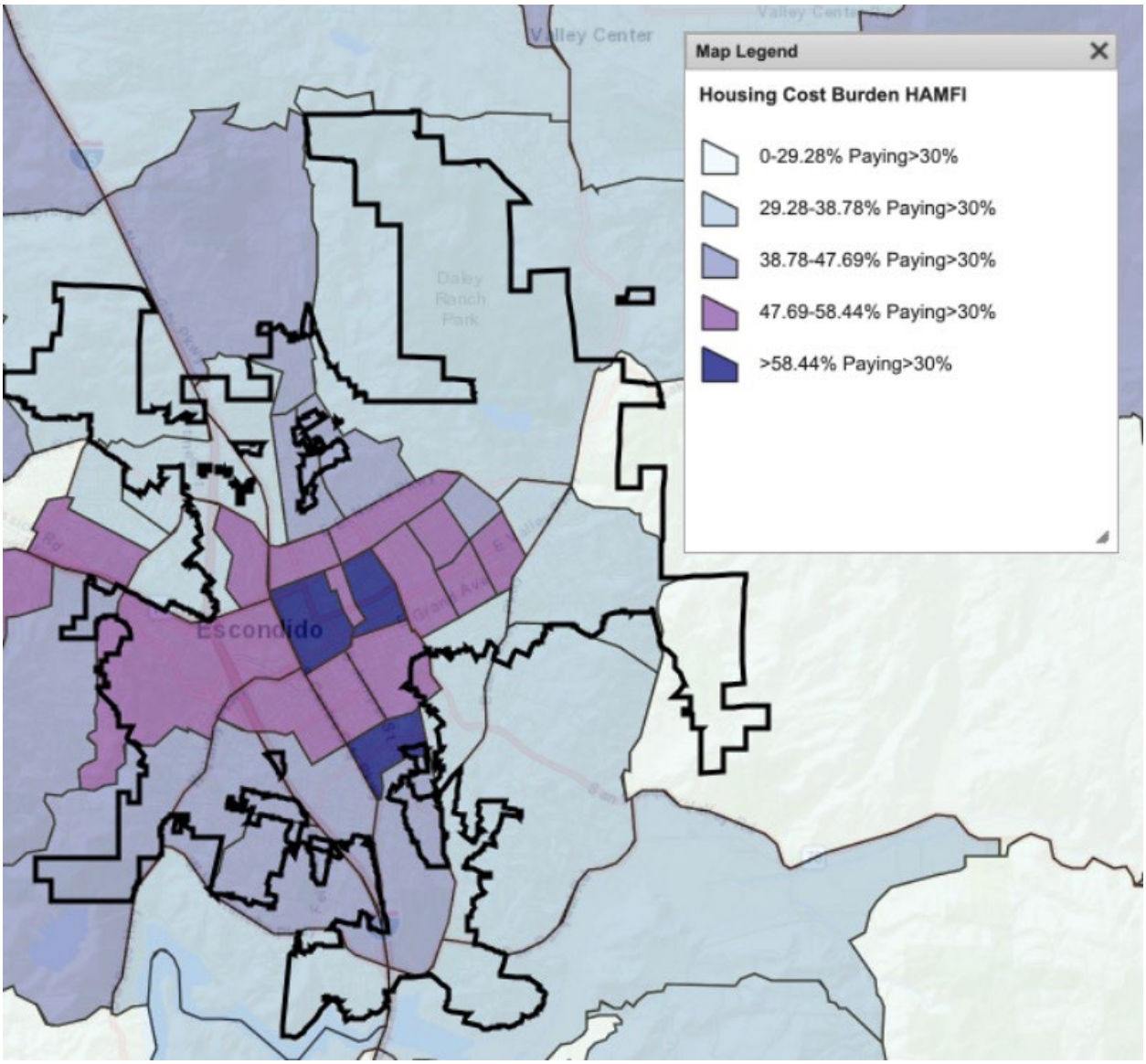


Figure MA-50.02: Percentage of Cost-Burdened Households by Census Tract



Figure MA-50.03: Minority Concentration Map

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In preparing the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) to estimate the number of households with and without internet access.

The internet is an essential communications and information tool, enabling users to benefit from the growing interconnectedness of business, education, commerce, and daily activity. Reliable internet access is increasingly recognized as a necessity for thriving in today's economic environment. Communities without broadband access face significant challenges in keeping pace with the rest of the country, as limited connectivity hinders their residents' ability to access educational and entrepreneurial opportunities online. The issue is particularly pronounced in low to moderate-income areas, where economic opportunities are already limited. Research indicates a strong correlation between expanded high-speed internet access and improved educational and employment prospects, especially in small cities and rural communities.

The City of Escondido is leading the effort to develop a Broadband and Digital Access Study to understand where the digital divide exists and who is most impacted locally. As a result of this study, the City will create a roadmap to improve the community's access to the internet, digital devices, and digital skills. Though most of Escondido has Internet access, the City strives to ensure that all residents can fully access the Internet and leverage online opportunities across education, employment, healthcare, social connection, community services, and more.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Multiple broadband providers serve Escondido. Having a variety of broadband internet providers fosters competition, which often leads to improved service quality, lower prices, and greater innovation in technology. It gives consumers more choices, enabling them to select a provider that best meets their needs in terms of speed, reliability, and cost. Multiple providers can also increase network resilience, as alternative options ensure connectivity in case of service disruptions. This competitive landscape drives providers to continually enhance their offerings, ultimately benefiting both residential and business users with better overall internet services.

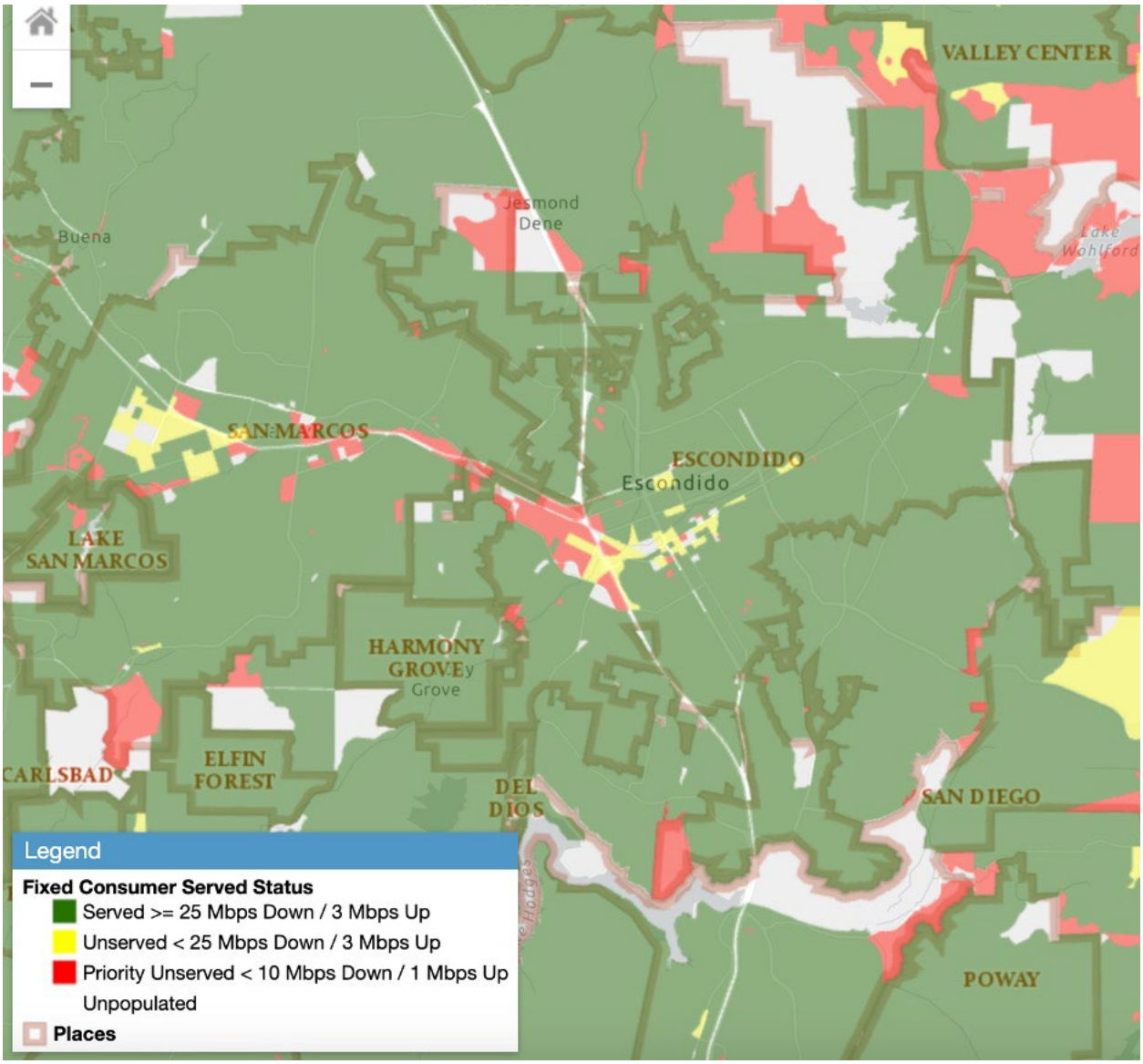


Figure MA-60.01: Map of Broadband Access

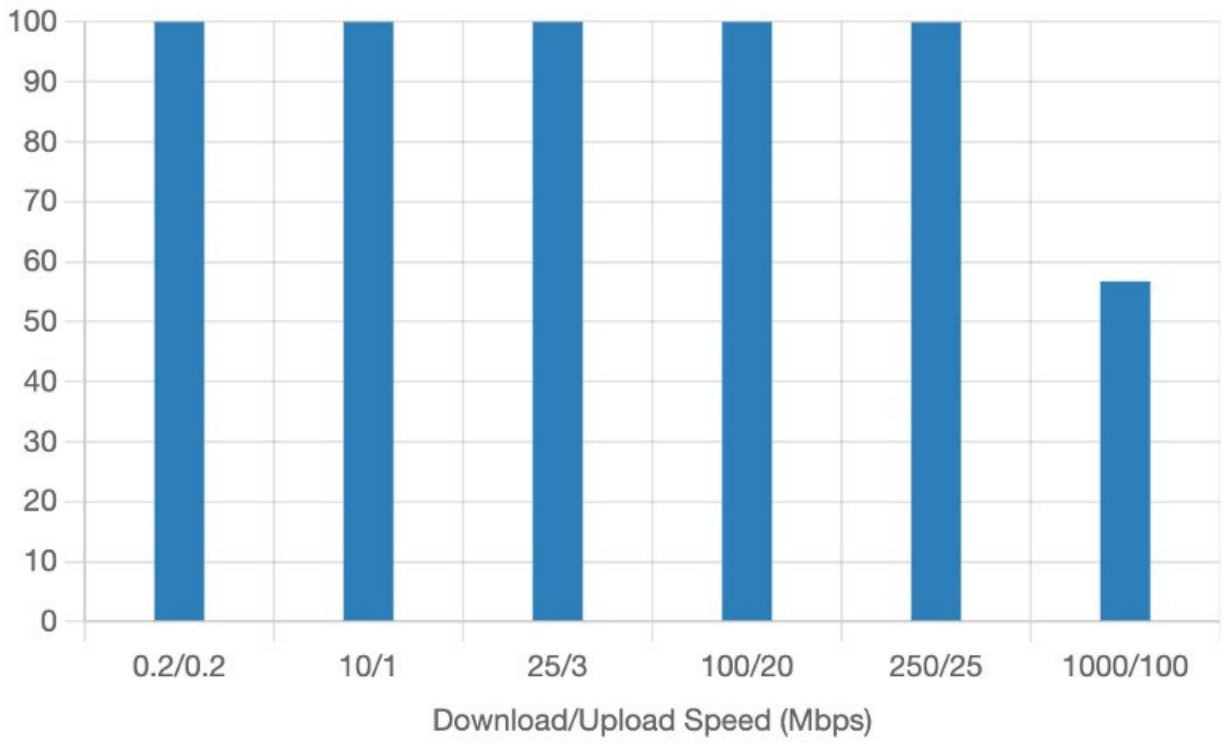


Figure MA-60.02: Units with Fixed Broadband Access in Escondido

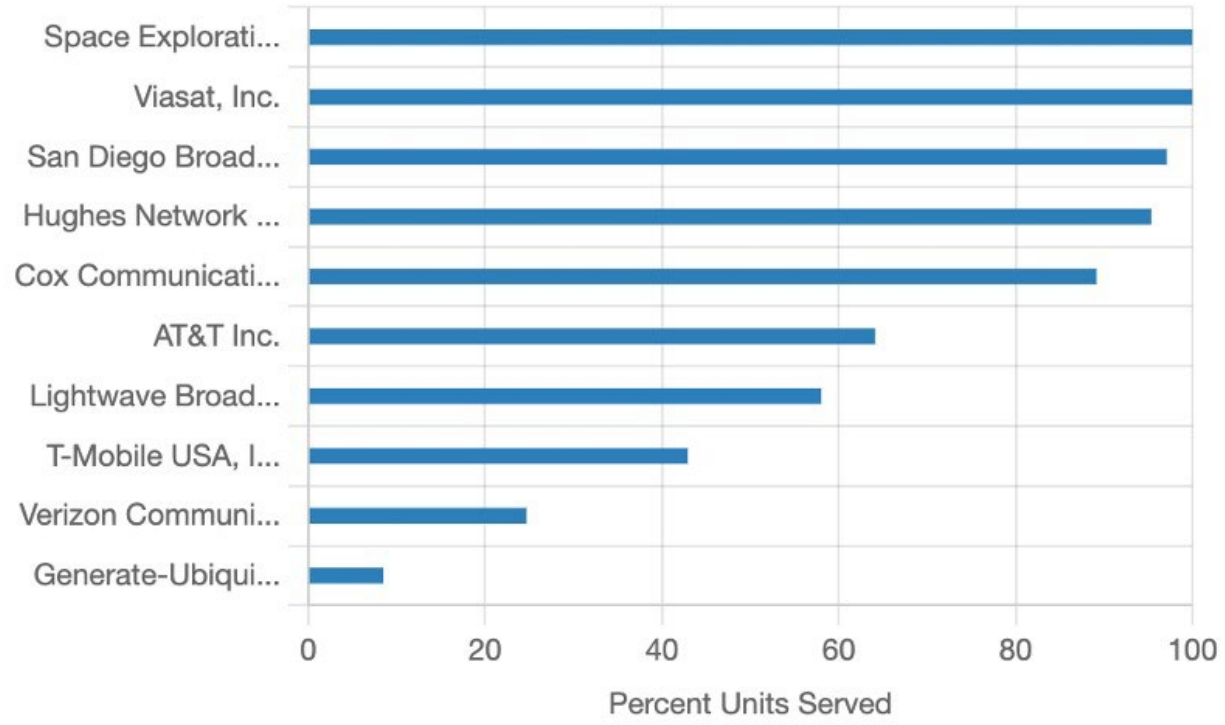


Figure MA-60.03: Top 10 Fixed Broadband Providers in Escondido

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is increasingly impacting the San Diego region, including Escondido, with rising temperatures, more frequent heatwaves, and disruptions to local ecosystems. According to the Intergovernmental Panel on Climate Change (IPCC), global warming is unequivocal, contributing to rising sea levels, more intense wildfires, and shifts in precipitation patterns. In Escondido, this translates to a heightened wildfire risk threatening both urban and rural areas, along with increased potential for droughts, flooding, and other extreme weather events.

To address these risks, the County of San Diego, including Escondido, has developed a Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) in accordance with the federal Disaster Mitigation Act of 2000. This plan identifies and mitigates potential hazards, aiming to reduce risks to people and property from both natural and human-made disasters. A collaborative effort involving the County, its incorporated cities, and local agencies, the MJHMP serves several key functions:

- Enhancing Public Awareness: Educating residents about potential hazards and promoting proactive risk reduction.
- Guiding Decision-Making: Providing a framework for informed hazard mitigation investments and policies.
- Ensuring Compliance: Aligning with state and federal requirements to secure hazard mitigation funding.
- Promoting Coordination: Strengthening collaboration among local and regional government entities.

The MJHMP is updated regularly to reflect evolving conditions and new data, with the most recent update completed in 2023.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Households with low to moderate incomes are especially vulnerable to the effects of climate change and natural disasters due to socio-economic factors. Limited financial resources, inadequate insurance, and reduced access to disaster relief services often leave these households unprepared for emergencies. As a result, they may face delays in recovery, struggling with financial instability, difficulties securing temporary or permanent housing, and being unable to afford evacuation costs such as transportation and lodging.

Additionally, these communities are more likely to experience disruptions from natural hazards due to factors like the need for compensation for missed work, childcare responsibilities, and limited mobility.

In the event of wildfires or flooding, low-income households are more likely to live in older, less resilient housing, increasing the potential for severe property damage and displacement. Moreover, reduced access to technology can hinder their ability to stay informed during emergencies.

To reduce the long-term impact of natural disasters in Escondido, it is crucial to ensure that households with low to moderate incomes have equitable access to resources, communication channels, and recovery support.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's Strategic Plan proposes eligible projects and activities to meet the priorities described in the Consolidated Plan. Ultimately, the Strategic Plan will help achieve the City's Consolidated Plan goals by guiding investments in Escondido's communities and households with low to moderate incomes. The findings from these outreach activities helped shape the priority needs in the Consolidated Plan.
The Strategic Plan includes the following sections:

- SP-10 Geographic Priorities
- SP-25 Priority Needs
- SP-30 Influence of Market Conditions
- SP-35 Anticipated Resources
- SP-40 Institutional Delivery Structure
- SP-45 Goals Summary
- SP-50 Public Housing Accessibility and Involvement
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- SP-65 Lead-Based Paint Hazards
- SP-70 Anti-Poverty Strategy
- SP-80 Monitoring

The priorities for the 2025-2029 Consolidated Plan cycle are as follows:

- Support the development and preservation of affordable rental and homeownership units.
- Expand access to supportive services to prevent and reduce homelessness, promote housing stability, and foster long-term solutions.
- Promote safe and healthy communities by improving public facilities, upgrading infrastructure, and supporting neighborhood revitalization efforts.
- Deliver essential supportive services to vulnerable populations, including youth, families, and seniors with low to moderate incomes and individuals with special needs.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to

developing viable communities: (1) providing decent housing; (2) providing a suitable living

environment; and (3) expanding economic opportunity.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	CDBG Eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	City of Escondido
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	**Area Name:**	Neighborhood Groups
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Please see the discussion below.

The City of Escondido will allocate HOME funding based on the quality and quantity of applications, as well as their alignment with the priorities and goals outlined in the Consolidated Plan, rather than on a geographic basis. While funding is available citywide, areas in the older, central core may receive particular focus; however, no specific target areas have been designated.

CDBG funds will be directed to low- to moderate-income census tracts and neighborhood group areas, where needs are most concentrated. The City currently has 18 priority Neighborhood Groups, 17 of which are in low- to moderate-income census areas. These Neighborhood Groups are primarily older areas located in or near the city's central core.

If the City receives ESG funds during the 2025 to 2029 period, the funds would be distributed citywide to address identified homelessness needs, regardless of location.

The City does not receive HOPWA funds.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Develop/preserve affordable rental & owner units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Elderly
	Geographic Areas Affected	City of Escondido
	Associated Goals	Create and preserve affordable rental housing Create and preserve affordable ownership housing
	Description	Support the creation and preservation of new affordable rental housing, including new construction, conversion, and rehabilitation; increase access to homeownership for low-income residents, including construction of new ownership units and down payment assistance through a first-time homebuyer program
	Basis for Relative Priority	Affordable housing has been identified as a priority based on local housing data and input from the community and stakeholders.
2	**Priority Need Name**	Expand access to homelessness services
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Unaccompanied Youth

	Geographic Areas Affected	City of Escondido
	Associated Goals	Expand access to homeless services
	Description	Supporting homeless shelter and other needs
	Basis for Relative Priority	Homeless services have been identified as a priority based on local housing data and input from the community and stakeholders.
3	**Priority Need Name**	Support Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Moderate Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Neighborhood Groups CDBG Eligible Areas
	Associated Goals	Improve the livability of neighborhoods
	Description	Address infrastructure gaps to improve livability and enhance neighborhoods through community outreach and public works projects
	Basis for Relative Priority	Public facility and infrastructure improvement and neighborhood revitalization have been identified as priorities based on input from the community and stakeholders.
4	**Priority Need Name**	Supportive services-with low to mod & special need
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly

	Geographic Areas Affected	City of Escondido
	Associated Goals	Deliver supportive services
	Description	Support the provision of services to Escondido residents with low to moderate incomes and special needs populations.
	Basis for Relative Priority	Community services have been identified as priorities based on local housing data and input from the community and stakeholders.

Narrative (Optional)

Priority needs were identified through extensive housing and economic data, along with input from community meetings, stakeholder and resident surveys, and public hearings. Program and project funding is allocated annually through a competitive application process, based on eligibility and available resources.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City has a rental subsidy program, all of which is funded with HOME funds. In 2024, the City used HOME funds to increase the number of senior households assisted from 19 to 30. In 2026 the City used HOME funds to expand the program from 30 senior households to 64 all aged households.
TBRA for Non-Homeless Special Needs	Please see above.
New Unit Production	A majority of the city's low- and moderate-income households experience housing cost burden, as shown in the Needs Analysis. It is the most common housing problem among the city's households. The City plans to use a large portion of its HOME allocation to assist in the production of rental and ownership units for lower income households.
Rehabilitation	Half of the city's housing stock was built before 1980, increasing the likelihood of lead-based paint hazards and the need for rehabilitation. To address this, the City may allocate some HOME funds to rehabilitate single- and multi-family housing units.
Acquisition, including preservation	The City will strive to assist developers interested in acquisition/rehabilitation of existing multi-family housing to provide improved, affordable housing due to the age and condition of the city's multi-family housing stock. The city also will assist in preserving any identified units that are at risk of losing affordability, when possible.

Table 49 – Influence of Market Conditions

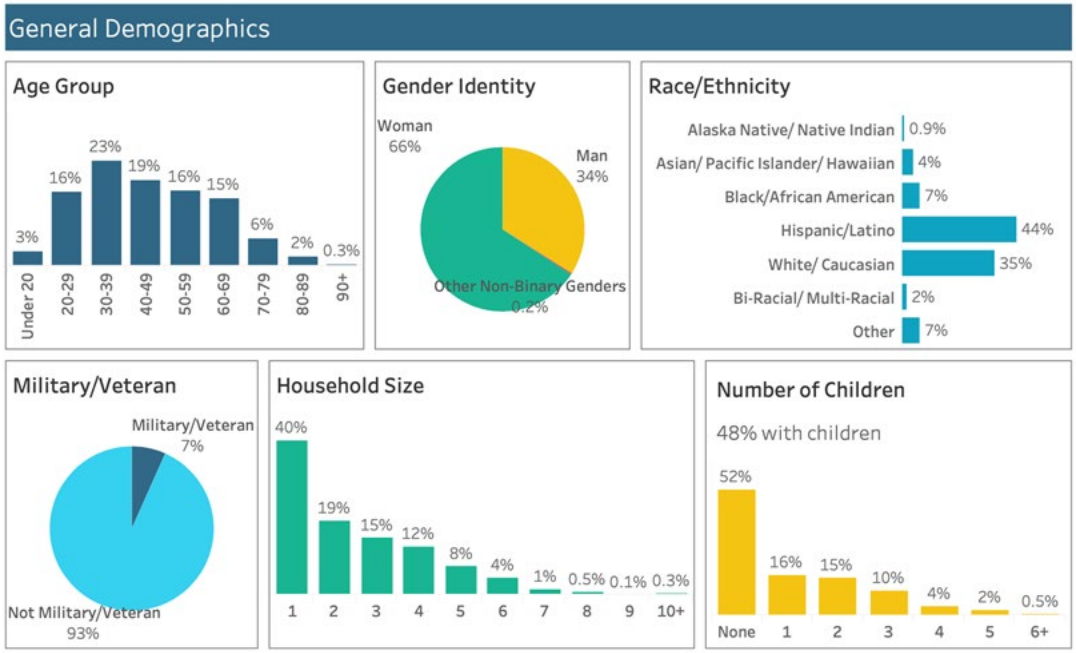


Figure NA-10.01: 2-1-1 Clients Living in Escondido Demographics

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Escondido is a HOME participating jurisdiction and a CDBG entitlement jurisdiction. The funding is determined by a formula calculated by HUD based on population, people in poverty, overcrowded units, population growth lag since 1960, and pre-1940 housing units. The City's allocation can fluctuate year-to-year causing funding to increase or decrease in various programs.

On May 13, 2025, HUD announced the City will receive $1,341,561 in CDBG funds, $590,369 in HOME funds, and $0 in ESG funds for FY 2025-26. The total amount of anticipated federal funds for FY 2025-26 is $1,931,930. The City of Escondido was not awarded ESG funding in FY 2022-23, FY 2023-24, FY 2024-25, and FY 2025-26, and it is uncertain if the City will be receiving funding in future years. The City does not receive funding under the HOPWA program. Program income will be reprogrammed into allowable programs or projects, as identified during the Action Plan process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,341,561	0	85,757	1,427,318	5,200,000	It is estimated that the City will receive a CDBG allocation of approximately $6,500,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	590,369	50,000	4,505,813	5,146,182	2,361,476	It is estimated that the City will receive a HOME allocation of approximately $2,900,000 over the five years of the Consolidated Plan based on past and current funding.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	It is unknown whether the City will receive an ESG allocation over the five years of the Consolidated Plan.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The housing, community development, and homeless needs far exceed the available HOME, CDBG, and ESG funding. A variety of other non-federal funding sources, including grants and state funds, will be leveraged to meet as many needs in the City as possible.

Matching HOME requirements will be satisfied with other eligible financial resources and/or in-kind services. The City will continue to seek these funding sources.

CDBG does not require matching funds.

If the City receives ESG funds during the 2025 to 2029 period, the 100 percent match requirement for ESG funds would be satisfied with resources from service providers.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is evaluating publicly owned land for future affordable housing opportunities. As part of the 2021 Housing Element update, the Planning Department analyzed potential housing sites, including City-owned properties, for their suitability for affordable housing. While no specific sites have been identified yet, the City continues to explore viable options.

Discussion

Please see above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Escondido	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental public facilities public services	Jurisdiction
COMMUNITY HOUSING WORKS	Non-profit organizations	Ownership Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, homelessness prevention services, and community development programs in Escondido are provided by several public agencies, nonprofit organizations, faith-based groups, and private entities. A key strength of the coordinated delivery system is the collaboration between the City and the Regional Taskforce on Homelessness (RTFH), which enables a comprehensive and resource-leveraged approach to assisting homeless individuals. The City also coordinates efforts across departments and community partners to identify service gaps and develop solutions. While only a few entities have formal roles in administering HUD's entitlement programs, the City, as the lead CDBG agency, coordinates efforts with a diverse range of stakeholders, including government agencies, businesses, nonprofit organizations, service providers, and sub-recipients.

Escondido and its partners have the organizational capacity to address community needs, with sufficient community housing development organizations (CHDO) available to support housing development and services. However, challenges persist due to limited funding and the need for stronger coordination among service providers. Additionally, ensuring residents are aware of available services remains an ongoing challenge.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Interfaith Community Services is the agency in Escondido currently providing the most shelter and supportive housing beds, including for youth, veterans and seniors. Interfaith also provides various supportive homeless services, including shelters, homeless prevention, case management services, and rapid re-housing. Additionally, the Regional Taskforce on Homelessness coordinates providers, services, and funding to assist individuals experiencing homelessness, including veterans, the chronically homeless, families with children, and unaccompanied youth. While a variety of programs and services are available, as outlined in this Consolidated Plan, they remain insufficient to fully meet the needs of Escondido residents.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Escondido offers a variety of services and programs for individuals with special needs and those experiencing homelessness. However, the demand for these services exceeds available resources. Additional funding is needed to expand support for the growing population, along with improved coordination among service providers to enhance efficiency and impact.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue collaborating with nearby jurisdictions, nonprofit and faith-based organizations, and the Regional Taskforce on Homelessness to coordinate resources and develop strategies to address service gaps and priority needs. With a strong support structure in place, the City is confident in its ability to tackle the key priorities outlined in this Consolidated Plan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve affordable rental housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: $3,450,000	Rental units constructed: 136 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit
2	Create and preserve affordable ownership housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: $1,450,000	Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Expand access to homeless services	2025	2029	Homeless	City of Escondido	Expand access to homelessness services	CDBG: $250,000	Other: 250 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve the livability of neighborhoods	2025	2029	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Support Neighborhood Revitalization	CDBG: $5,640,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
5	Deliver supportive services	2025	2029	Non-Homeless Special Needs	City of Escondido	Supportive services-with low to mod & special need	CDBG: $1,000,000	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Create and preserve affordable rental housing
	Goal Description	Assist in producing and preserving affordable rental housing through the construction and acquisition/rehabilitation of existing rental units. Units would be affordable to extremely-low, very low, and low-income households.
2	**Goal Name**	Create and preserve affordable ownership housing
	Goal Description	Provide direct assistance to first-time, low-income homebuyers for down payment or closing cost assistance. Assist in the production of affordable ownership housing for lower income homebuyers.
3	**Goal Name**	Expand access to homeless services
	Goal Description	Increase access to shelter and housing and provide supportive services to individuals experiencing homelessness, such as mental health services and job training.

4	**Goal Name**	Improve the livability of neighborhoods
	Goal Description	Improve community facilities and make necessary infrastructure improvements to serve low- to moderate-income persons. Work with neighborhood leaders to revitalize neighborhoods and provide neighborhood group support.
5	**Goal Name**	Deliver supportive services
	Goal Description	Increase supportive services for vulnerable groups, such as youth, families, and seniors with low incomes and individuals with special needs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The 2025-2029 Consolidated Plan has established the following affordable housing objectives:

- Provide first-time homebuyer assistance to five households.
- Expand the City's affordable housing inventory by 136 rental units through construction or acquisition/rehabilitation.
- Expand the City's inventory of affordable ownership units by 10.

Overall, 151 extremely-low, very-low, low- and moderate-income households will benefit from the City's federally-funded affordable housing activities over the upcoming five years. This includes 136 renters and 15 homeowners. It is proposed that over 250 homeless households will be assisted.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Escondido has no Section 504 Voluntary Compliance Agreement. There is no public housing in Escondido**.**

Activities to Increase Resident Involvements

There are no public housing units in Escondido.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies can negatively impact the availability of affordable housing. Below is a list of barriers to affordable housing in Escondido.

Land Use Controls

Land use policies and zoning requirements are often cited as a barrier to development, specifically affordable housing. The City has streamlined the process for adding an accessory dwelling unit, allowing increased opportunities for individual property owners to add additional affordable housing. The Density Bonus Ordinance also allows affordable housing development in accordance with State requirements. The City is continuously reviewing requirements for other opportunities to streamline housing development.

Environmental Protection

The level of environmental review required for a residential project depends on the project type and financing sources. Both state (California Environmental Quality Act) and federal (National Environmental Policy Act) regulations can increase costs due to required studies and extended timelines. However, much of this process is beyond the City's control.

Planning and Development Fees

The cost of development, including permit fees paid to the City, is often cited as a barrier to housing development. Building, zoning, and site improvement fees can add significantly to construction costs and have a negative impact on housing production. The City of Escondido periodically reviews all fees to ensure cost recovery while balancing the needs of the public and developers.

Public Opposition to Affordable Housing

Public opposition to housing, and in particular affordable housing, can cause delays in the development process, add costs, and possibly result in a project being denied. In recent years, the State of California has enacted new housing laws meant to discourage NIMBY-ism (Not In My Backyard).

Permit and Processing Procedures/Times

The time required to obtain development and building permits is often cited as a factor in housing costs. Processing times vary by project complexity, but the State has introduced expedited permitting for certain residential projects. The City of Escondido actively streamline project approvals and is implementing additional programs to further reduce development timelines.

Lack of Affordable Housing Funds

The City of Escondido, like many cities in California, faces significant challenges in continuing to provide affordable housing opportunities. Some previously available funding has been eliminated or reduced, and costs have increased exponentially. The City will continue to leverage other funding sources as available to develop affordable housing opportunities.

Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has expanded the types of projects that require the payment of prevailing wages. In addition, Davis-Bacon prevailing wages must be paid when federal funds are used on new and multi-family rehabilitation projects with eight or more units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Prevailing wage also adds to a project's costs by requiring documentation of compliance.

Building Codes and Enforcement

Building Codes could be considered an adverse impact on the timing and cost of affordable housing. The California Building Standards Code is updated every three years. The City has adopted the 2022 California Building Standards Code, which includes the 2022 California Building Code and 2022 Green Building Standards Code.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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Building Codes could be considered an adverse impact on the timing and cost of affordable housing. The California Building Standards Code is updated every three years. The City has adopted the 2022 California Building Standards Code, which includes the 2022 California Building Code and 2022 Green Building Standards Code.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's strategic plan for homelessness includes a comprehensive, integrated service system to transition local homeless families and individuals to supportive, transitional or permanent housing and self-sufficiency. Currently, the City funds a social worker to work with the Police Department assisting in outreach to the homeless population (using State grant funds).

Addressing the emergency and transitional housing needs of homeless persons

The City will use a portion of its CDBG allocation to provide emergency shelter for the homeless , including Interfaith Community Services' 365-day a year bridge housing, in addition to other homeless services. Prevention assistance will also be a priority, as is providing shelter beds and basic needs. Rapid rehousing and street outreach are secondary priorities. The City works with the Continuum of Care (the Regional Taskforce on the Homeless) in a collaborative process to provide housing and supportive services to homeless individuals and families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City proposes to use HOME and CDBG funds for homeless prevention for as many homeless individuals and families as possible. This will include rental assistance and stabilization.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City proposes to use HOME & CDBG funds for homeless prevention, including rental assistance and relocation and stabilization services.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead based paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – A risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or LBP in properties built prior to 1978.
- Lead Hazard Reduction – Activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – An activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

According to 2023 five-year ACS estimates, half of Escondido's residential units were constructed before 1980, which is a good indicator for the potential scope of LBP issues, as residential use of LBP was banned in 1978. An important method for mitigating LBP risks is modernizing the housing stock. This means producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, so the County's Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

How are the actions listed above related to the extent of lead poisoning and hazards?

All sources agree that LBP exposure negatively affects children's physical and emotional health. According to the San Diego County Childhood Lead Poisoning Prevention Program (CLPPP) the number of new cases of blood lead poisoning in children under the age of 21 has decreased since 2006, although the danger of LBP and lead poisoning still exists.

How are the actions listed above integrated into housing policies and procedures?

When HOME funds are used for housing programs and projects, LBP is a key concern due to the age of Escondido's housing stock, the prevalence of rental units, and the concentration of older homes in the city's central core. As a result, all HOME-funded activities must comply with federal LBP regulations.

The City's policies and procedures for HOME-funded ownership and rental projects include LBP notification, testing, and hazard reduction. Owners, occupants, and purchasers receive written disclosures, including a seller's statement on LBP and the 'Protect Your Family from Lead in Your Home' pamphlet. If LBP is identified through a visual assessment in pre-1978 properties or when surfaces are disturbed, lead hazard reduction and clearance are required per 24 CFR Part 35.

For rehabilitation programs—such as acquisition/rehabilitation of multifamily properties and owner-occupied rehab programs—lead hazard evaluations and risk assessments are mandatory. Remediation will be conducted by certified contractors, and residents must be notified of any potential risks.

For the City's first-time homebuyer program, all properties must be free of LBP hazards, with required notifications provided to buyers.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Elevating income levels for individuals and families living in poverty requires a multifaceted approach that includes affordable housing, livable communities, education, and job creation.

To maximize impact, the City will allocate as much of its HOME funding as possible to expanding affordable housing opportunities for lower-income households. Reducing housing costs can help lift families out of poverty rather than simply providing temporary relief. The City aims to create and preserve both affordable rental housing and homeownership opportunities to benefit as many residents as possible.

Strengthening the City's economic base is another critical strategy for poverty reduction. The City will implement coordinated economic development efforts focused on job creation, business retention, expansion, and attraction. Additionally, individuals and families will be supported through job training, counseling, education, and direct connections to employment opportunities. These efforts will be carried out in collaboration with public and private organizations that provide education and workforce development programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Expanding and preserving affordable housing opportunities can help alleviate the financial burden on households living in poverty. By increasing access to both affordable rental and homeownership options, families will have more disposable income to invest in education, job training, and other opportunities that promote economic stability.

Enhancing the overall quality of life in these communities is also essential to reducing poverty. The City plans to allocate a portion of its federal HOME and CDBG funds to support affordable housing initiatives, strengthen neighborhoods, and improve community resources for residents.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HOME Projects/Programs: All sub-recipients or CHDOs are evaluated as part of the pre-award assessment, in conformance with HOME Final Rule requirements. Prior to the disbursement of HOME funds to any entity, the City shall enter into a written agreement with the entity, which remains in effect for the length of affordability, ensuring compliance with all applicable statutes and regulations. All CHDOs, sub-recipients, projects, and programs funded by HOME are monitored during all project phases to ensure compliance with all requirements, the HOME Final Rule, and the City's HOME monitoring procedures.

CDBG Projects/Programs: Recipients of CDBG funding (sub-recipients) are required to enter into written agreements with the City prior to receipt of CDBG funds. The agreements govern the activities of sub-recipients and specify regulations and conditions under which funds will be provided. Additionally, agreements define the purpose and nature of services and projects and where they will be provided, the tasks to be performed, the level of service to be offered in quantifiable units, performance measurements, and a project implementation schedule within a defined contract period.

The City will also monitor all CDBG projects and program activities on an ongoing basis to ensure compliance with HUD regulations and City policies, facilitate timely completion of projects and provide opportunities for dialogue with sub-recipients. Monitoring strategies will include on-site field visits, telephone calls, review of financial records, quarterly review of agency performance reports, and the provision of technical assistance as needed. Annual site visits will be conducted for all CDBG program sub-recipients.

ESG Programs: If the City receives ESG funds during the 2025 to 2029 period, recipients of ESG funds (sub-recipients) would enter into agreements with the City before receiving ESG funds. Agreements will govern the activities and specify regulations and conditions under which funds will be provided. The City would monitor the provider(s) administering ESG funds, via site visits, conference check-ins, and reviewing required reports to ensure consistency with the Continuum of Care HUD requirements.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Escondido is a HOME participating jurisdiction and a CDBG entitlement jurisdiction. The funding is determined by a formula calculated by HUD based on population, people in poverty, overcrowded units, population growth lag since 1960, and pre-1940 housing units. The City's allocation can fluctuate year-to-year causing funding to increase or decrease in various programs.

On May 13, 2025, HUD announced the City will receive $1,341,561 in CDBG funds, $590,369 in HOME funds, and $0 in ESG funds for FY 2025- 26. The total amount of anticipated federal funds for FY 2025-26 is $1,931,930. The City of Escondido was not awarded ESG funding in FY 2022-23, FY 2023-24, FY 2024-25, and FY 2025-26, and it is uncertain if the City will be receiving funding in future years. The City does not receive funding under the HOPWA program. Program income will be reprogrammed into allowable programs or projects, as identified during the Action Plan

process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,341,561.00	0.00	85,756.65	1,427,317.65	5,200,000.00	It is estimated that the City will receive a CDBG allocation of approximately $6,500,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	590,369.00	50,000.00	4,505,812.99	5,146,181.99	2,361,476.00	It is estimated that the City will receive a HOME allocation of approximately $2,900,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0.00	0.00	0.00	0.00	0.00	It is unknown whether the City will receive an ESG allocation over the five years of the Consolidated Plan.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The housing, community development, and homeless needs far exceed the available HOME, CDBG, and ESG funding. A variety of other non-federal funding sources, including grants and state funds, will be leveraged to meet as many needs in the City as possible.

Matching HOME requirements will be satisfied with other eligible financial resources and/or in-kind services. The City will continue to seek these

funding sources.

CDBG does not require matching funds.

If the City receives ESG funds during the 2025 to 2029 period, the 100 percent match requirement for ESG funds would be satisfied with resources from service providers.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is evaluating publicly owned land for future affordable housing opportunities. As part of the 2021 Housing Element update, the Planning Department analyzed potential housing sites, including City-owned properties, for their suitability for affordable housing. While no specific sites have been identified yet, the City continues to explore viable options.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve affordable rental housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: $600,000.00	Rental units constructed: 136 Household Housing Unit Rental units rehabilitated: 1 Household Housing Unit
2	Create and preserve affordable ownership housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: $290,000.00	Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Expand access to homeless services	2025	2029	Homeless	City of Escondido	Expand access to homelessness services	CDBG: $50,000.00	Other: 50 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve the livability of neighborhoods	2025	2029	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Support Neighborhood Revitalization	CDBG: $1,128,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted Other: 200 Other
5	Deliver supportive services	2025	2029	Non-Homeless Special Needs	City of Escondido	Expand access to homelessness services	CDBG: $200,000.00	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Create and preserve affordable rental housing
	Goal Description	
2	**Goal Name**	Create and preserve affordable ownership housing
	Goal Description	
3	**Goal Name**	Expand access to homeless services
	Goal Description	

4	**Goal Name**	Improve the livability of neighborhoods
	Goal Description	
5	**Goal Name**	Deliver supportive services
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Escondido Housing and Neighborhood Services Division will serve as the lead agency in the administration of all CDBG and HOME projects proposed in this plan. The City will contract with local nonprofit agencies and organizations to administer fair housing and some public services, in addition to administering most programs and projects directly. Any contract agencies (subrecipients) will be responsible for program implementation and all performance will be monitored by the City of Escondido.

Projects

#	Project Name
1	2025 HOME Admin
2	CDBG Administration
3	Public Services
4	Capital Improvements
5	Neighborhood Revitalization
6	CHDO
7	Rental Subsidy
8	First Time Home Buyer Assistance
9	Affordable Housing Development

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

needs

Allocation priorities for CDBG and HOME funds were made based on the Housing Needs Assessment, Market Analysis, and the Community Needs Assessment Survey. The City's First Time Homebuyer Program provides down payment and/or closing cost assistance to households earning up to 80 percent Area Median Income (AMI). The program provides a deferred payment loan for the lesser of 5 percent of the purchase price up to $25,000 and the maximum set purchase price for a new or existing home in San Diego County. Due to high interest rates, low loan amounts, and limits on maximum purchase price, it has been difficult finding eligible households who qualify for this program. City staff will continue to evaluate the program, look for opportunities to make improvements, work with local banks, and

educate the community about these resources. The City recognizes this program is important for low-to-moderate income households who are trying to pursue homeownership and will continue to explore the program in more depth.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	2025 HOME Admin
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing Create and preserve affordable ownership housing
	Needs Addressed	Develop/preserve affordable rental & owner units
	Funding	HOME: $59,036.00
	Description	2025 HOME Administrative Costs
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	Administration of HOME Program.
2	**Project Name**	CDBG Administration
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Expand access to homeless services Improve the livability of neighborhoods Deliver supportive services
	Needs Addressed	Expand access to homelessness services Support Neighborhood Revitalization Supportive services-with low to mod & special need
	Funding	CDBG: $268,312.20
	Description	CDBG Admin
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Escondido
	Planned Activities	Administrative
	Project Name	Public Services

3	**Target Area**	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Expand access to homeless services Improve the livability of neighborhoods Deliver supportive services
	Needs Addressed	Expand access to homelessness services Support Neighborhood Revitalization Supportive services-with low to mod & special need
	Funding	CDBG: $201,234.15
	Description	Public services will benefit residents with low to moderate incomes through basic needs, legal aid, clinical and supportive services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 low-to-moderate income families.
	Location Description	Citywide
	Planned Activities	• Fair Housing • Senior CARES • Mobile Recreation • Mama's Kitchen • Project Next • Palomar Family Counseling Service • The Alabaster Jar Project • Operation Hope
4	**Project Name**	Capital Improvements
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Improve the livability of neighborhoods
	Needs Addressed	Support Neighborhood Revitalization
	Funding	CDBG: $508,000.00

	Description	Public facilities improvements
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	These projects are anticipated to serve approximately 1,000 low-to-moderate income families.
	Location Description	Citywide
	Planned Activities	• Sidewalk Infill • Urban Corps Escondido Recycling ADA Restroom Expansion • Historic Structure Assessments
5	**Project Name**	Neighborhood Revitalization
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Improve the livability of neighborhoods Deliver supportive services
	Needs Addressed	Support Neighborhood Revitalization Supportive services-with low to mod & special need
	Funding	CDBG: $364,000.00
	Description	Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Serve approximately 3,000 low-to-moderate income households.
	Location Description	Citywide
	Planned Activities	• WeeCare • Neighborhood Cleanups
6	**Project Name**	CHDO
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing Create and preserve affordable ownership housing
	Needs Addressed	Develop/preserve affordable rental & owner units

	Funding	HOME: $88,555.00
	Description	15% Annual set aside for affordable development by a CHDO
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15% or $88,555.35 will be reserved for CHDOs, or Community Housing Development Organizations. These are HUD-certified nonprofit developers. CHDO activities can include acquisition or rehabilitation of housing, new construction, or direct assistance to low-income homebuyers.
	Location Description	City of Escondido.
	Planned Activities	15% or $88,555.35 will be reserved for CHDOs, or Community Housing Development Organizations. These are HUD-certified nonprofit developers. CHDO activities can include acquisition or rehabilitation of housing, new construction, or direct assistance to low-income homebuyers.
7	**Project Name**	Rental Subsidy
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing
	Needs Addressed	Develop/preserve affordable rental & owner units
	Funding	HOME: $388,000.00
	Description	The City's Rental Subsidy Program, will provide $500 per month in rental assistance to 64 extremely low and low income households, totaling $388,000 annually.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	64 very low and low-income households.
	Location Description	City of Escondido
	Planned Activities	The City's = Rental Subsidy Program, will provide $500 per month in rental assistance to 64 extremely low and low income households, totaling $388,000 annually.
8	**Project Name**	First Time Home Buyer Assistance
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable ownership housing

	Needs Addressed	Develop/preserve affordable rental & owner units
	Funding	HOME: $50,000.00
	Description	First-Time Home Buyer's Program offers up to $25,000 in down payment or closing cost assistance to eligible low-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income families at $25,000 each.
	Location Description	City of Escondido
	Planned Activities	First-Time Home Buyer's Program will offer up to $25,000 in down payment or closing cost assistance to eligible low-income households.
9	**Project Name**	Affordable Housing Development- Valley Creek Senior Apartments
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental units
	Needs Addressed	Develop/preserve affordable rental units
	Funding	HOME: $3,000,000.00
	Description	Fund Valley Creek Senior Apartments a 136-unit, 100% affordable rental community that will house seniors and senior veterans who were homeless or were at risk of becoming homeless.
	Target Date	09/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	136 low and very-low senior and senior veterans.
	Location Description	City of Escondido
	Planned Activities	Affordable housing development.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

HOME: The City of Escondido will allocate HOME funding based on the quality and quantity of applications, as well as their alignment with the priorities and goals outlined in the Consolidated Plan, rather than on a geographic basis. While funding is available citywide, areas in the older, central core may receive particular focus; however, no specific target areas have been designated.

CDBG: CDBG funds will be directed to low- to moderate-income census tracts and neighborhood group areas, where needs are most concentrated. The City currently has 18 priority Neighborhood Groups, 17 of which are in low- to moderate-income census areas. These Neighborhood Groups are primarily older areas located in or near the city's central core.

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Groups	
CDBG Eligible Areas	
City of Escondido	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable. Please see discussion above.

Discussion

Not applicable. Please see discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In addition to federal funding, the City will continue to seek additional funding sources to support as many Escondido households as possible.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	74
Special-Needs	0
Total	74

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	64
The Production of New Units	40
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	107

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Note that the one (1) household to be provided first-time homebuyer assistance is not included in Table AP-55.02.

The City of Escondido was awarded a $590,369 HOME grant in 2025. Combined with previous year HOME funds, the City will award National CORE Renaissance & San Diego Community Housing Corporation $3,000,000 to develop Valley Creek Senior Apartments.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units located in the City of Escondido, and the City is not a considered a public housing authority. The Housing Authority of the County of San Diego (HACSD) administers the rental assistance program and Housing Choice Voucher Program (commonly referred to as Section 8) for Escondido residents.

The City of Escondido's public housing needs are addressed by the Housing Authority. The City supports the County in their efforts to address the needs of low-income households in Escondido. City staff educates community members of the program and helps them apply for benefits by directing them to the County's webpage. One Housing & Neighborhood staff person attended a Housing Quality Standards (HCV) training and has become certified. Having this knowledge of the program and housing requirements will better support the residents of Escondido.

Housing subsidies and ongoing rental assistance programs like Housing Choice Vouchers are critical to provide housing stability and wellness for extremely low and low-income households. The need is high, and waitlists are long. As a result, many applicants are unable to access this important resource. The City of Escondido currently offers a shallow subsidy program to 64 households who are severely rent burdened who are living in mobile homes and apartments. The subsidy is currently $500 per month and is funded through the HOME funds.

Actions planned during the next year to address the needs to public housing

The City of Escondido's public housing needs are addressed by HACSD. The City supports the HACSD in their efforts to address the needs of low-income households in Escondido.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Although the City of Escondido is not a public housing authority, the HACSD represents residents of Escondido. The County has established a public housing resident advisory board for county public housing developments and Housing Choice Voucher Program participants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Addressing homelessness is one the City's top priorities. According to the 2024 Point-in-Time Count, the City had 588 unduplicated individuals experiencing homelessness (sheltered & unsheltered) in the City of Escondido. The City saw a 32 percent increase in the unsheltered population of 401 compared to 304 unduplicated individuals counted in the previous year. The City Council voted in March 2023 to create a Homelessness Ad Hoc Subcommittee. The Subcommittee has met numerous times to discuss important topics.

The City received $2.26M in HOME-ARP funds to support homeless services. The City Council conditionally approved a plan to fund supportive services and housing solutions. Additionally, the City participates in regular meeting with the Regional Task Force on Homelessness (RTFH).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Escondido Police Department's Community Oriented Policing and Problem-Solving Unit (COPPS) contracts with a licensed mental health clinician to provide outreach and intensive care coordination with unhoused individuals living on the streets in Escondido. The COPPS Unit and Public Works Team conduct outreach and encampment cleanups with other nonprofit service providers and CalTrans multiple times a week.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City anticipates awarding Operation HOPE ($30,000) to provide services aimed at preventing homelessness for approximately 150 households who reside in Escondido and are at risk of homelessness. Alabaster Jar Project ($33,000) advocates stable home placements to victims of human trafficking.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The City anticipates awarding Operation HOPE ($30,000) to provide services aimed at preventing homelessness for approximately 150 households who reside in Escondido and are at risk of homelessness. Alabaster Jar Project ($33,000) advocates stable home placements to victims of human trafficking.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City has funded various homelessness prevention programs through the use of ESG, ESG-CV, and CDBG-CV dollars. Since the City is not a recipient of ESG funds for FY 2025-2026, we will be looking creatively to other funding streams to fill this gap.

Discussion

The City recognizes that homelessness is a priority and is taking actionable steps to combat this problem.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Both market and governmental factors can pose constraints to the provision of adequate and affordable housing. Two of the greatest barriers to affordable housing continue to be cost and supply. As demonstrated in the 2025-2029 Consolidated Plan, there is a great need for affordable housing in Escondido. The City of Escondido will continue to remove any barriers to affordable housing possible by implementing a Housing Element in conformance with State law, and by reducing development and cost constraints to developing housing when possible. The City will continue to use available funding to mitigate.

The City anticipates creation and adoption of an affordable housing trust fund in early to mid 2026 that would establish and facilitate in lieu fees for affordable units under qualifying events. Such funding would then be leveraged to create or fund affordable units.

The City recently completed a pre-approved accessory dwelling unit (ADU) program that provides pre-approved plans for ADU construction to both streamline review and reduce costs to de facto affordable units.

The City continues to offer impact fee deferral as an option through the building permit process to reduce impediments to development of housing projects, both affordable and market rate.

The City is working on a comprehensive development review study and streamlining program to ensure the development review pipeline for development projects, including housing, is as efficient and standardized to reduce review, permit approval, and construction times.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Escondido does experience barriers to affordable housing as identified in the 2025-2029 Consolidated Plan, including governmental constraints, market conditions, lack of funding sources, and land and construction costs. Many of the barriers are not controlled by the City, such as land and construction costs and state/federal constraints.

The City of Escondido recently updated its Housing Element. The City will follow up on any governmental constraints to housing development that are identified in the Housing Element, including appropriate amendments to the Zoning Code. Additionally, the City continues to monitor zoning and development regulations, environmental requirements, and development processes, and will implement the

streamlined permit process required by State law.

The City approved its East Valley Specific Plan in July 2023, which will help to comprehensively assess and address housing development at all levels in Escondido.

The City will also continue to use available funding, including its HOME allocation, to assist first-time homebuyers and provide additional affordable housing help to mitigate some barriers to affordable housing. The City continues to work with developers to assist them in providing as much affordable housing as possible.

Discussion:

Please see above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities, as identified in the 2025-2029 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City hopes to meet the goals of building affordable housing and assisting with homeownership. The City will release an RFP for the provision of long-term affordable rental housing or first-time homebuyer opportunities. Additionally, City staff will work with banks, community members, and nonprofit organizations to learn more about the barriers to homeownership and update the design of the First Time Homebuyer Program.

The City approved the East Valley Specific Plan in July 2023 and now has a certified Housing Element with HCD.

Actions planned to foster and maintain affordable housing

When the affordability period of an existing affordable housing project is nearing the end, the City works with the owners of the project to try to extend the regulatory agreements and the affordability period, to maintain the City's affordable housing stock. The City has several options available to assist in preserving affordability. The City maintains a list of affordable rental housing and provider resources to provide to the public upon inquiry.

Actions planned to reduce lead-based paint hazards

HUD requires all CDBG and HOME-funded activities to comply with HUD's lead-based paint regulations. The City of Escondido is committed to addressing lead-based paint hazards. Federal law requires lead-based paint disclosure and education prior to leasing, renting, selling or purchasing most pre-1978 housing. The City will follow disclosure and warning requirements about lead-based paint, including the incorporation of the "Protect Your Family from Lead in your Home" pamphlet in all applicable housing programs. The City will conduct required lead-based paint-related activities for all HOME-funded activities under title X regulations, such as notification, paint testing, risk assessment, hazard reduction or abatement, and clearance. All abatement activities will be performed by a certified professional. The City will also send staff to EPA-compliance lead-based paint hazard training, when possible.

Actions planned to reduce the number of poverty-level families

The City will implement its 5-year Strategic Plan, including a strategy to reduce the number of families living at or below the poverty level. The anti-poverty strategy includes economic development programs

to increase business opportunities, business retention, employment marketability, job training, and connection to jobs and opportunities. The strategy also includes an increase of affordable housing opportunities, rapid rehousing, and homelessness prevention programs. Activities will be focused on the urban core, but also in the remainder of CDBG-eligible areas in the City. Efforts will be coordinated with other agencies and nonprofit organizations as much as possible.

Actions planned to develop institutional structure

The City's Housing and Neighborhood Services Division will ensure compliance with HUD entitlement grants. It will develop and implement ways to increase the operational efficiencies of HUD programs through enhanced coordination, technical assistance, and effective oversight. The Housing and Neighborhood Services Division will continue to work on a consistent basis with other departments within the City, other government agencies, non-profit groups, and private industry, in addition to the Regional Taskforce on Homelessness (CoC), to coordinate provision of improvements, housing and services to the City’s residents, while administering the CDBG and HOME programs.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to update its list of interested non-profit organizations, affordable housing advocates, CHDOs, public agencies, and community and neighborhood groups to facilitate the best coordination of services. During the Consolidated Plan period, the City will continue to reach out to stakeholders to update progress and any new or changing needs. The City coordinates with many regional groups, including SANDAG, the Regional Task Force on Homelessness, and the San Diego Regional Alliance for Fair Housing (SDRAFFH). The City will continue to be involved with various community groups involved with all aspects of community development, services, and housing, and will assist them in the provision of affordable housing and services to help achieve the goals of the Consolidated Plan.

The Housing and Neighborhood Services Division will work closely with the City’s Economic Development Division to coordinate economic development goals with private industry, social service agencies, and businesses. The Division will also continue to be involved with various community and neighborhood groups to coordinate the provision of community facilities and services.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   City staff will explore what alternative funds can be used, such as Successor Housing Agency funds,

HOME-ARP or grant opportunities to support HOME funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   The City imposes recapture and resale requirements that comply with HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold, the HOME loan becomes due. Recapture provisions limit the amount to be recaptured to the net proceeds of the sale (sales price minus loan repayment – other than HOME funds – and closing costs). This applies to all units regardless of nature of sale. Recapture funds are re-invested by the City into HOME-eligible activities. Resale provisions require that the PJ ensures the property is sold to another low-income homebuyer who will use the property as his or her principal residence, the original homebuyer receives a fair return on investment (i.e., the homebuyer's down payment plus capital improvements made to the house), and the property is sold at a price that is "affordable to a reasonable range of low-income buyers."

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The City of Escondido imposes recapture and resale requirements that comply with the HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold during the first ten years, the homeowner is responsible for repaying the entire principal amount plus interest to the City. The maximum amount loaned in the first-time homebuyer program will be the lesser of $25,000 or 5 percent of the purchase price requiring an affordability period as outlined by 24 CFR 92.254(a)(4) is ensured. Interest is forgiven after ten years, but repayment of principal is still required. Recapture funds are re-invested by the City into the HELP first-time homebuyer program, housing development, or other HOME-eligible activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   None

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City is not receiving funding for the ESG program in FY 2025-26.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

N/A

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

N/A

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

N/A

N/A

Attachments

Citizen Participation Comments

ESCONDIDO TIMES-ADVOCATE
P.O. Box 461900, Escondido CA 92046
720 N Broadway, Escondido, CA 92025
760-546-4200

PROOF OF PUBLICATION

See Proof on Next Page

City Clerk Escondido
City of Escondido
City Hall Second Floor

State of California
County of San Diego

I, Stacy Smith, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled manner. I am the principal clerk of the publisher of the Escondido Times-Advocate, a newspaper of general circulation, published weekly in Escondido, County of San Diego and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of CALIFORNIA, under the date of May 25, 2018, Case number 2018-18480; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Published in: ESCONDIDO TIMES-ADVOCATE

Run Dates:
Apr. 3, 2025

Executed on: 04-03-25
At Escondido, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

10 Day Public Hearing Notice: CDBG - Page 1 of 3

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CITY OF ESCONDIDO

NOTICE OF PUBLIC HEARING
REVIEW COMMUNITY DEVELOPMENT PRIORITIES
FOR THE 2025-2029 CONSOLIDATED PLAN AND ADOPTION OF ALLOCATION PROCESS
FOR FY 2025-2026

NOTICE OF 15-DAY PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on Wednesday, April 16, 2025 at 5 p.m. in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA 92025, to review the community priorities for the Fiscal Years ("FY") 2025-2029 Consolidated Plan for the Community Development Block Grant ("CDBG") and Home Investment Partnership Program ("HOME") funds for FY 2025-2026 activities.

The Five-Year Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development ("HUD"). The Consolidated Plan is a five-year blueprint for addressing the needs of low-income individuals, families and neighborhoods. The five-year plan identifies priority areas for the expenditure of federal funds to benefit low- and moderate-income individuals. The One-Year Action Plan specifies the actions the City plans to take, and how CDBG and HOME funds will be allocated during the specified fiscal year to achieve the affordable housing and community development priorities and objectives of the Consolidated Plan.

The City encourages all residents to participate in the development and/or review of the 2025-2029 Consolidated Plan and of the FY 2025-2026 Annual Action Plan.

The Plan is available for a public review on the City's website at [illegible] or the Housing and Neighborhood Services Division at Escondido City Hall at 201 N. Broadway, Escondido. Further information may be obtained by contacting Debra Stanley at 760-839-4053 or Debra.Stanley@escondido.gov in the Housing and Neighborhood Services Division.

If you challenge the item described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Escondido City Council at or prior to the hearing.

PUBLIC COMMENT: To submit comments in writing, please do so at the following: https://www.escondido.gov/[illegible]
All comments received from the public will be made a part of the record for the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act ("ADA"). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations or services to pursue their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on City's website at https://www.escondido.gov/ADA [Resolution 7.A.

Zuzet Beck
Zuzet Beck
Deputy City Clerk

Zuzet Beck, City Clerk
City of Escondido
Date: April 5, 2025
Acuerdo Enmienda IX YBA 8B2A4-93B8-467C-A0C7-2A6108E24D03

CIUDAD DE ESCONDIDO

AVISO DE AUDIENCIA PÚBLICA
REVISAR LAS PRIORIDADES DE DESARROLLO COMUNITARIO
PARA EL PLAN CONSOLIDADO DEL 2025-2029 Y ADOPCIÓN DEL PROCESO DE
ASIGNACIÓN DE FONDOS PARA EL AÑO FISCAL 2025-2026

AVISO DE AUDIENCIA PÚBLICA DE 15 DÍAS

POR LA PRESENTE SE NOTIFICA que el Concejo Municipal de Escondido realizará una audiencia pública el miércoles 16 de abril de 2025 a las 5 p.m. en la Sala Legislativa del Concejo Municipal, Ayuntamiento de Escondido, 201 N. Broadway, Escondido, CA 92025, para revisar las prioridades de la comunidad para el Plan Consolidado de los Años Fiscal 2025-2029 para los Fondos de Subvenciones en Bloque de Desarrollo Comunitario ("CDBG") y Programa de Asociaciones de Inversión ("HOME") para las actividades del Año Fiscal 2025-2026.

El Plan Consolidado de cinco años es un requisito del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). El Plan Consolidado de cinco años es un plan de acción para dirigirse a las necesidades de personas con ingresos bajos a moderados, familias y vecindarios. El plan de cinco años

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interesados los fondos disponibles para el cierre de fondos federales para beneficiar a personas con ingresos bajos y moderados. El Plan de Acción describe los servicios que la Ciudad planea realizar y cómo se asignarán los fondos de CDBG y HOME durante el año fiscal especificado para cumplir con las políticas y objetivos de desarrollo comunitario y vivienda establecidos en el Plan Consolidado de cinco años.

La Ciudad anima a todos los residentes a participar en el desarrollo y revisión del Plan Consolidado del 2025-2029 y el Plan de Acción Anual para el año fiscal 2025-2026.

Este Plan está disponible para revisión en el sitio web de la Ciudad en Servicios de Vivienda y Vecindarios | Escondido, CA o en la División de Servicios de Vivienda y Vecindarios en el Ayuntamiento de Escondido en 201 N. Broadway, Escondido. Se puede obtener más información comunicándose con Dulce Salazar al 760-839-4057 o DulceSalazar@escondido.org en la División de Vivienda y Servicios al Vecindario.

Si cualquier elemento descrito anteriormente ante una corte, podría limitar cualquier desafío a propuesta sobre aquellos asuntos que usted o otra persona haya presentado en la audiencia pública descrita en este aviso, o en la correspondencia escrita entregada al Concejo Municipal de Escondido durante o antes de la audiencia.

COMENTARIOS PÚBLICOS: para enviar comentarios por escrito, hágalo en el siguiente enlace: https://escondido.org/envision-escondido-plan-vivienda-consolidado-2025-2029. Todos los comentarios recibidos del público formarán parte de la junta.

La Ciudad se compromete a cumplir con la Ley de Estadounidenses con Discapacidades (ADA). Las personas calificadas con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesiten adaptaciones están invitadas a presentar sus solicitudes a la Ciudad llenando un Formulario de Solicitud de Acomodaciones o un Formulario de Solicitud de Apoyo de Inclusión para Menores, o llamando al 760-839-4041 con anticipación al menos 72 horas antes del evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en: https://escondido.org/ADA-Request-for-ADA.

Proclamado por:

Zoe Beek

Zoe Beek, City Clerk
Ciudad de Escondido
Fechado: 3 de Abril, 2025

Published in THE ESCONDIDO TIMES-ADVOCATE:
04/03/25

ESCONDIDO TIMES-ADVOCATE

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AFFIDAVIT OF PUBLICATION

P.O. Box 461900, Escondido CA 92046
720 N Broadway, Escondido, CA 92025
760-546-4200

City of Escondido
City Hall, Second Floor

State of California
County of San Diego

I, Stacy Smith, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled manner. I am the principal clerk of the publisher of the Escondido Times-Advocate, a newspaper of general circulation, published weekly in Escondido, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of CALIFORNIA, under the date of May 25, 2018, Case number 2018-18480; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Published in: ESCONDIDO TIMES-ADVOCATE

Run Dates:
• May 1, 2025

Executed on: 05.01.25
At Escondido, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

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CITY OF ESCONDIDO

NOTICE OF PUBLIC HEARING AND 30 DAY PUBLIC COMMENT PERIOD

FISCAL YEAR 2025-2029 FIVE-YEAR CONSOLIDATED PLAN AND FISCAL YEAR 2025-2026 ONE-YEAR ACTION PLAN FOR CDBG AND HOME FUNDS

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on Wednesday, June 11, 2025 at 5 p.m. in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, CA 92025, to approve the FY 2025-2029 Five-Year Consolidated Plan and FY 2025-2026 One-Year Action Plan draft for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The report discusses the availability and utilization of resources during the reporting period and is available for review and comment.

The Five-Year Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) and identifies priority areas for the expenditure of federal funds to benefit low- and moderate-income individuals. The One-Year Action Plan specifies the actions the City plans to take and how CDBG and HOME funds will be allocated during the specified fiscal year to achieve the affordable housing and community development priorities and objectives of the Consolidated Plan.

The FY 2025-2026 One-Year Action Plan is based on an anticipated federal entitlement of $1,052,301, which includes $1,378,005 of CDBG funds, and $574,296 of HOME funds.

The City of Escondido would like to invite feedback from the public on the draft Plans. The draft Plans are available for a 30-day public review and comment period from April 24, to May 25, 2025 on the City's website at Housing & Neighborhood Services | Escondido, CA or the Housing and Neighborhood Services Division at Escondido City Hall at 201 N. Broadway, Escondido. Further information may be obtained by contacting Dalen Salazar at 760-839-4537 or Dalen.Salazar@escondido.gov in the Housing and Neighborhood Services Division.

If you challenge the item described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Escondido City Council at or prior to the hearing.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: https://www.escondido.org/meetings-agendas/city-council/escondido-citizen-participation-comment.
All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act ("ADA"). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4645, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: ADA & Safety | ADA | Escondido, CA.

Dated: May 1, 2025
Zack Beck, City Clerk
City of Escondido
Dated: May 1, 2025
Envelope ID: 10BEA2F3-0C5B-4... DE-9B12-A0035E0B9C21

CIUDAD DE ESCONDIDO

AVISO DE AUDIENCIA PÚBLICA Y PLAZO DE 30 DÍAS PARA COMENTARIOS PÚBLICOS

PLAN CONSOLIDADO DE CINCO AÑOS PARA LOS AÑOS FISCALES 2025-2029 Y PLAN DE ACCIÓN DE UN AÑO PARA EL AÑO FISCAL 2025-2026 DE CDBG Y HOME

POR MEDIO DEL PRESENTE AVISO SE NOTIFICA que el Concejo Municipal de Escondido realizará una audiencia pública el miércoles 11 de junio de 2025 a las 5 p.m. en la Sala Consistorial del Concejo Municipal, Ayuntamiento de Escondido, 201 North Broadway, Escondido, CA 92025, para aprobar el borrador del Plan Consolidado de los Años Fiscales 2025-2029 y el Plan de Acción de un Año para el Año Fiscal 2025-2026 para la Beca de Desarrollo Comunitario ("CDBG") y Programa de Sociedades de Inversión ("HOME"). El reporte analiza la disponibilidad y la utilización de los recursos durante el período de informe y el reporte está disponible para revisión y comentarios.

El Plan Consolidado de cinco años es un requisito del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), e identifica las áreas de prioridad para el gasto de fondos federales para beneficiar a

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posibles cambios y mejoras en el Plan de Acción de un año específico las actividades que la Ciudad planea realizar y cómo se asignarán los fondos de CDBG y HOME durante el año fiscal especificado para cumplir con las prioridades y objetivos de desarrollo comunitario y vivienda establecidos del Plan Consolidado.

El Plan de Acción de un Año para el año fiscal 2025-2026 se basa en la asignación esperada por parte del gobierno federal de $1,952,801, lo cual incluye $1,378,003 en fondos de CDBG, y $574,798 en fondos de HOME.

La Ciudad de Escondido invita a los residentes a participar en la revisión del borrador del Plan Consolidado de cinco años para los años fiscales 2025-2029 y el Plan de Acción de un año para el año fiscal 2025-2026. Una revisión pública de 30 días y un período de comentarios comenzaron el 24 de abril y 23 de mayo del 2025. El borrador del documento está disponible en línea en Servicios de Vivienda y Vecindarios | Escondido, CA o en la División de Servicios de Vivienda y Vecindarios en el Municipio de Escondido en 201 N. Broadway, Escondido. Se puede obtener más información comunicándose con Dulce Salazar al 760-839-4257 o DulceSalazar@escondido.org en la División de Vivienda y Servicios al Vecindario.

Si considera el asunto de esta audiencia ante una corte, podría quedar limitado a proponer sólo aquellos asuntos que usted o alguien más haya propuesto en la audiencia pública señalada en este aviso, o en la correspondencia escrita entregada al Concejo Municipal de Escondido durante o antes de la audiencia.

COMENTARIO PÚBLICO: para enviar comentarios por escrito, hágalo en el siguiente enlace: https://escondido.granicus.com/MetaViewer.php?view_id=&event_id=1&meta_id=1 Todos los comentarios escritos del público formarán parte del record de la junta.

La Ciudad de Escondido sigue comprometida a cumplir con la Ley de Estadounidenses con Discapacidades (ADA). Las personas solicitantes con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesiten adaptaciones están invitadas a presentar una solicitud a la Ciudad llenando un Formulario de Solicitud de Adaptaciones o un Formulario de Solicitud de Apoyo de Exclusión para Mascotas, o llamando al 760-839-4643, preferiblemente al menos 72 horas antes de evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en: Sitio web de la Ciudad de Escondido, CA.

Date Signed

Zack Beck

Signature

Zack Beck, City Clerk
Ciudad de Escondido
Fecha de 1 de mayo, 2025

Published in THE ESCONDIDO TIMES-ADVOCATE:
05/01/25

ESCONDIDO TIMES-ADVOCATE

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AFFIDAVIT OF PUBLICATION

P.O. Box 461900, Escondido CA 92046
720 N Broadway, Escondido, CA 92025
760-546-4200

City of Escondido
City Hall, Second Floor

State of California
County of San Diego

I, Stacy Smith, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled manner. I am the principal clerk of the publisher of the Escondido Times-Advocate, a newspaper of general circulation, published weekly in Escondido, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of CALIFORNIA, under the date of May 25, 2018, Case number 2018-18480; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Published in: ESCONDIDO TIMES-ADVOCATE

Run Dates:
- Jun 12, 2025

Executed on: 06-12-25
At Escondido, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Newspaper page size: Width: 10.01 in , Height: 16.69 in.

CITY OF ESCONDIDO

NOTICE OF PUBLIC HEARING
ADOPT COMMUNITY DEVELOPMENT PRIORITIES
FOR THE 2025-2029 CONSOLIDATED PLAN AND FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") AND HOME INVESTMENT
PARTNERSHIPS PROGRAM ("HOME")

NOTICE OF 10-DAY PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on Wednesday, June 25, 2025 at 6 p.m. in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA 92025, to consider the adoption and approval of the community priorities for the Fiscal Years ("FY") 2025-2029 Consolidated Plan for the Community Development Block Grant ("CDBG") and Home Investment Partnership Program ("HOME") and the City's Annual Action Plan for FY 2025-2026 for CDBG and HOME.

The Five-Year Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is a five-year blueprint for addressing the needs of low-income individuals, families and neighborhoods. The five-year plan identifies priority areas for the expenditure of federal funds to benefit low- and moderate-income individuals. The One-Year Action Plan specifies the actions the City plans to take, and how CDBG and HOME funds will be allocated during the specified fiscal year to achieve the affordable housing and community development priorities and objectives of the Consolidated Plan.

The FY 2025-2026 Annual Action Plan ("Action Plan") is based on an anticipated federal entitlement of $1,931,930 which includes $1,241,551 in CDBG funds and $690,788 in HOME funds. The City of Escondido proposes to Suspend the Proposed for CDBG applied time in March 2025 and receive RFP proposals from both external and internal applicants.

The FY 2025-26 CDBG and HOME funding recommended per Agenda Report will be available 72-hours prior to the June 25, 2025 Public Hearing on the City's website at Escondido.org/Consolidated-Annual-Action-Plan-Documents-and-Reports

The Plan is available for public review on the City's website at Servicios de Vivienda y Desarrollo Comunitario | Escondido, CA or the Housing and Neighborhood Services Division at Escondido City Hall at 201 N. Broadway, Escondido. Further information may be obtained by contacting Dulce Salazar at 760-839-4537 or DSalazar@escondido.org in the Housing and Neighborhood Services Division.

PUBLIC COMMENT. To submit comments in writing, please do so at the following link: https://escondido.org/consolidated-plan-action-plan-public-comment
All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act ("ADA"). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Invitation Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the meeting or activity. Forms can be found on the City's website at: Public & Special Events | Escondido, CA

Jack Beer
Jack Beer (Jun 12, 2025 15:58 PDT)
Jack Beer, City Clerk
City of Escondido
Dated: June 12, 2025

Document Envelope ID: 7E5B5E12-A9AD-4976-86DE-FAD4B0377B8B

CIUDAD DE ESCONDIDO

AVISO DE AUDIENCIA PÚBLICA
ADOPCIÓN DE LAS PRIORIDADES DE DESARROLLO COMUNITARIO
PARA EL PLAN CONSOLIDADO DEL 2025-2029 Y EL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL
2025-2026 PARA SUBVENCIONES EN BLOQUE DE DESARROLLO COMUNITARIO ("CDBG") Y
PROGRAMA DE ASOCIACIONES DE INVERSIÓN EN VIVIENDA ("HOME")

AVISO DE AUDIENCIA PÚBLICA DE 10 DÍAS

POR LA PRESENTE SE NOTIFICA que el Concejo Municipal de Escondido realizará una audiencia pública el miércoles 25 de junio de 2025 a las 6 p.m. en la Sala Consistorial del Concejo Municipal, Ayuntamiento de Escondido, 201 N. Broadway, Escondido, CA 92025, para considerar y adoptar las prioridades de la comunidad para el Plan Consolidado de los Años Fiscal 2025-2029 para los Fondos de Subvenciones en Bloque de Desarrollo Comunitario ("CDBG") y Programa de Asociaciones de Inversión ("HOME"), y el Plan de Acción Anual de la Ciudad para el Año Fiscal 2025-2026 para CDBG y HOME.

El Plan Consolidado de cinco años es un requisito del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos ("HUD"). El Plan Consolidado de cinco años es un plan de acción para efectuar a las necesidades de personas con ingresos bajos a moderados, familias y vecindarios. El plan de cinco años identifica las áreas de prioridad para el gasto de fondos federales para beneficiar a personas con ingresos bajos y moderados. El Plan de Acción de un Año especifica las acciones que la Ciudad planea realizar y cómo se asignarán los fondos de CDBG y HOME durante el año fiscal especificado para cumplir con las prioridades y objetivos de desarrollo comunitario y vivienda asequible del Plan Consolidado de cinco años.

El Plan de Acción Anual del Año Fiscal 2025-2026 ("Plan de Acción") se basa en un desembolso federal estimado de $1,931,930 que incluye $1,241,551 en fondos de CDBG y $690,788 en fondos de HOME. La Ciudad de

Newspaper page size: Width: 10.01 in , Height: 16.09 in

Escondido solicita una solicitud de propuestas para aplicaciones de CDBG en marzo de 2026 y recibió 18 solicitudes de solicitantes elegibles.

El Resumen de Agenda con las fuentes estimadas de financiación de CDBG y HOME para el año fiscal 2025-26 estará disponible 72 horas antes de la audiencia pública del 25 de junio de 2026 en el sitio web de la Ciudad en [illegible]. Copias [illegible] también estarán disponibles en [illegible].

Este [illegible] para revisión en el sitio web de la Ciudad en [illegible] y en [illegible] en la División de Servicios de Vivienda y Vecindarios en el Ayuntamiento de Escondido en 201 N. Broadway, Escondido. Se puede obtener más información común cómo con Dulce Salazar al (760) 839-4087 o [illegible] en la División de Vivienda y Servicios al Vecindario.

COMENTARIO PÚBLICO: para otras oportunidades por escrito, trágalo en el siguiente enlace: [illegible]. Todos los comentarios recibidos del público formarán parte de la junta.

La Ciudad de Escondido alienta a las personas con discapacidades a participar en la Ley de Estadounidenses con Discapacidades (ADA). Las personas calificadas con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesiten adaptaciones razonables deben comunicarse con anticipación con la Ciudad llamando a Servicios de Solicitud de Adecuaciones o un Formulario de Solicitud de Adecuaciones razonables disponible en Mensaje, al (760) 839-4643, preferiblemente al menos 72 horas antes del evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en [illegible].

Zack Beck, City Clerk
Ciudad de Escondido
Fechado: 12 de junio, 2026
Published in THE ESCONDIDO TIMES-ADVOCATE;
6/18/26

Grantee Unique Appendices

City of Escondido

Citizen Participation Plan for Programs Funded Under the U.S. Department of Housing and Urban Development's Office of Community Planning and Development

Updated November 2024

Introduction

Citizen participation is a priority for the City of Escondido (City). The City receives an annual entitlement of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities to assist people and communities with low to moderate incomes. In accordance with HUD requirements, the City must create a 5-Year Consolidated Plan (Consolidated Plan) that addresses affordable housing and community development needs, submit an Annual Action Plan (Annual Plan) to outline spending and activities for the upcoming program year, and provide a Consolidated Annual Performance and Evaluation Report (CAPER) that summarizes the City's accomplishments and use of CDBG, HOME and ESG funds in the previous program year. Pursuant to the Code of Federal Regulations (CFR) at 24 CFR 91.105, the City must have and follow a detailed citizen participation plan that specifies the City's policies and procedures for engaging citizens and encouraging them to participate in creating, evaluating, and implementing these federal entitlement funds.

This Citizen Participation Plan (CPP) serves to meet the federal requirements described above concurrently.

Participation Policies

The City welcomes and encourages public participation in developing relevant plans and reports. Citizen participation is vital throughout the planning process, including identifying needs, setting priorities based on those needs, recommending activities to address high priority needs, and evaluating the success of the programs and activities.

The primary goal of the CPP is to solicit views and recommendations from members of the community, organizations, and other interested parties and to incorporate the views and recommendations in the decision-making process. To accomplish this goal, the CPP mandates that the City will do the following in the development and implementation of the Consolidated Plan, CAPER, and the Assessment of Fair Housing, and/or other statutorily required plan to address fair housing:

- Encourage participation from community members and residents.
- Encourage the involvement of persons with low to moderate income, particularly those who reside in low-to-moderate communities where funds are proposed to be used.
- Encourage the involvement of persons with disabilities, racial and ethnic minorities, and persons who are non-English speaking and/or have Limited English Proficiency (LEP).
- Encourage participation from organizations and businesses that support people with low to moderate incomes, such as the Regional Task Force on Homelessness/San Diego Continuum of Care (CoC), businesses, developers, nonprofit organizations, philanthropic organizations, community-based and faith-based organizations, resident advisory boards, resident councils, and resident management corporations.
- Provide residents reasonable and timely access to information, meetings, and records.
- Provide residents the opportunity to review, offer input, and give feedback regarding the use of CDBG, HOME, and ESG funds; the Assessments of Fair Housing (AFH), Analyses of Impediments to Fair Housing Choice (AI), or other forms of fair housing planning; and the CAPER.
- Assist persons who are non-English-speaking and/or persons with LEP upon advance request, provided such services are available.
- Use comprehensive techniques to encourage and measure public participation and review program performance.

The City is committed to ensuring that all individuals have equal access to services and programs, including the process to update the Consolidated Plan and its various components. If you need special assistance to participate in a public hearing, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired; please see the City Clerk.

Development of Plans

As an entitlement jurisdiction, the City is required to prepare the following documents:

- A Five-Year Consolidated Plan (Consolidated Plan)

- An Annual Action Plan
- A Consolidated Annual Performance and Evaluation Report (CAPER)
- AFH, AI, or other forms of fair housing planning

The City will make a concerted effort to notify residents, social service providers, business groups, nonprofit organizations, community and faith-based organizations, community boards and other interested parties of the development of the Consolidated Plan, Annual Plan, AFH, AI, or other forms of fair housing planning, and CAPER through public noticing, including electronic mail, online postings, and newspaper notices.

The City will issue a Notice of Funding Availability (NOFA) and/or Request for Proposals (RFP) inviting proposals for CDBG, HOME and ESG activities. Upon request, the City will provide technical assistance to groups representing persons with low to moderate income to develop proposals for eligible activities.

City staff will review annual grant proposals and make recommendations to the Escondido City Council (City Council) concerning federal funding. City Council meetings are open to the public and available for viewing on the City's website. City Council agendas are posted 72 hours prior to a meeting and available on the City's website and at Escondido City Hall (City Hall), 201 N. Broadway, Escondido, CA, 92025.

The City will prepare the Annual Plan, which may contain a list of projects to be funded for the given program year with any additional funding received. During each program year, additional funding may become available due to program income or projects that are under budget, delayed, or cancelled. A list of capital improvement projects may also be included in the Annual Plan and approved by the City Council to serve as back-up projects. The City may initiate these projects at any time when funding becomes available. The City must receive HUD approval for these back-up projects along with the approved and funded projects as part of its approval of the Annual Plan. Initiation and funding of these projects would not constitute a substantial amendment as defined within.

The City will make available any HUD-provided data and other supplemental information it plans to incorporate into its AFH, AI, or other forms of fair housing planning at the start of the public participation process (or as soon as is feasible).

Prior to adoption of the Consolidated Plan, Annual Plan (Plan(s)), the City will make available the estimated amount of CDBG, HOME, and ESG funding that it expects to receive, the activities that may be undertaken, the estimated amount of funds that will be used to benefit low-moderate income persons, and any activities that may result in displacement.

The City will publish a summary of the proposed Plan(s) and/or AFH, AI, or other forms of fair housing planning in the newspaper and have it available on the City's website for a period of ten (10) days prior to a public meeting. The summary will describe the contents and purpose of the Plan(s) and/or AFH, AI, or other forms of fair housing planning and include a list of the locations where they may be examined. The Plan(s) and/or AFH, AI, or other forms of fair housing planning will be available for review at Escondido City Hall, on the City's website, and at the Escondido Public Library. The City will provide a reasonable number of free copies to citizens and groups upon request.

The City will prepare an annual CAPER to evaluate the progress of the Consolidated Plan and to review accomplishments for the previous program year. Prior to submitting the CAPER to HUD, the public must be noticed, advising of the availability of the CAPER. The CAPER will be available for review at City Hall, on the City's website, and at the Escondido Public Library. A comment period of not less than 15-days will be provided. All comments received in writing or orally will be included in the final submission to HUD.

Public Hearings

The City aims to hold public meetings at convenient times and locations, ensuring accessibility for persons with disabilities. The City continues to explore new ways to enhance participation and involvement, including the use of online needs assessments and surveys.

The City will meet the following public hearing requirements:

- Conduct at least two public hearings each year to obtain residents' feedback regarding housing and community development needs, proposed allocation of CDBG and ESG funds, strategies and actions taken to affirmatively further fair housing, review program performance, and approve program/funding activities.
- Conduct at least one public hearing each year regarding the proposed allocation of HOME funds. HOME funds will be conditionally committed to an affordable housing development only after a public hearing to discuss the project.

- Conduct at least one public hearing during the development of the AFH, AI, or other forms of fair housing planning prior to publishing for public comment.

- Conduct at least one public hearing during the development of the Consolidated Plan prior to publishing the Consolidated Plan for public comment.

- Receive and consider comments concerning the Plan(s) and/or AFH, AI, or other forms of fair housing planning for a period of not less than 30 days. All comments received, in writing or orally at a public meeting, will be considered in preparing the final Plan(s) and/or AFH, AI, or other forms of fair housing planning. A summary of the comments or views, including those not accepted and the reasons, shall be attached to the final Plan(s) AFH, AI, or other forms of fair housing planning.

Public hearings are held in Escondido City Council Chambers located at City Hall at 201 N. Broadway in Escondido. If you need special assistance to participate in a public hearing, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired; please see the City Clerk.

Public Notices

- Public notices, excluding the CAPER, will be published at least ten days prior to a hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comments. Notices will be published in the newspaper and announced on the City's website.

Plan Amendments

The City will amend its approved Plan(s) whenever it makes one of the following decisions:

- To carry out an activity not previously described in the Annual Plan using funds covered by the Consolidated Plan, including program income.

- To substantially amend the purpose, scope, location, or beneficiaries of an activity.

- To substantially amend the allocation priorities or the method of distributing funds.

A substantial amendment is defined as the following:

- An addition, modification, or elimination of a Consolidated Plan goal.
- An addition of a new activity not previously identified in the Annual Plan.

- A change that affects the funding level of more than $25,000 for projects budgeted at $100,000 or less, or greater than 25 percent of projects budgeted at more than $100,000.

Substantial amendments must be authorized by the City Council and will be available on the City's website and through public notices in the newspaper. Public notices will be published at least ten days prior to the hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comments. Minor changes and/or corrections may be made, so long as the changes do not constitute a substantial amendment. Minor changes, including but not limited to modifications of goal outcome indicators, shall not be considered a substantial amendment and do not require public review or a public hearing.

The City will receive and consider comments concerning substantial amendments and/or AFH, AI, or other forms of fair housing planning revisions for period of not less than 30 days. All comments received, in writing or orally at a public meeting, will be considered in preparing the final Plan(s) and/or AFH, AI, or other forms of fair housing planning. A summary of the comments or feedback, including those not accepted and the reasons, shall be attached to the final Plan(s) and/or AFH, AI, or other forms of fair housing planning.

Access to Information and Records

Any citizen, organization, or other interested party may submit written requests for information regarding the Consolidated Plan, Annual Plans, AFH, AI, or other forms of fair housing planning, and

CAPER, including the City's use of funds under the CDBG, HOME, and ESG programs and the benefit to persons with low-moderate incomes during the preceding five years.

This CPP, the current Consolidated Plan, Annual Plan, AFH, AI, or other forms of fair housing planning, CAPER, and any substantial amendments to these plans are available for public review at City Hall (201 N. Broadway) and on the City's website.

Technical Assistance

Upon request, the City works with individuals or groups which represent people with lower incomes to develop proposals for funding assistance under the Consolidated Plan programs. City staff provides technical assistance for proposals that strengthen and expand the role of community-based development organizations in planning for eligible activities.

Anti-Displacement

The City strives to avoid and minimize the displacement of individuals due to HUD- funded activities. To the greatest extent possible, the City will consider the impact of displacement in the site selection during the project planning phase and will provide information to displaced individuals on available assistance and relocation benefits.

Prior to approval of any HUD-funded activities with the potential for temporary or permanent displacement of individuals or businesses, the responsible agency (City or private developer) must provide a written plan of action for comparable replacement housing and assistance to displaced households based on the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (URA), 49 CFR Part 24.

Comment and Complaint Process

The City will consider any comments from citizens received in writing or orally at public hearings in preparing this CPP, the Consolidated Plan, Annual Plans, CAPERs, AFH, AI, or other forms of fair housing planning, and/or substantial amendments to these plans. A summary of all comments will be attached and submitted to HUD.

The City will respond to written complaints received relating to the Consolidated Plan, Annual Plans, CAPERs, AFH, AI, or other forms of fair housing planning, and/or substantial amendments. Written complaints must describe the objection and provide contact information of the complainant. The City will respond to complaints within 15 working days of receiving the written complaint, acknowledging the letter and identifying a plan of action, if necessary. Correspondence may be addressed to:

City of Escondido

Dulce Salazar

201 North Broadway

Escondido, CA 92025

Persons wishing to contact the Los Angeles Area HUD Office may address correspondence to:

U.S. Housing and Urban Development

Attn: Alexander A. Gonzales

300 North Los Angeles St., Suite 4054

Los Angeles, CA 90012

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:
☐ Preapplication	☐ New
☒ Application	☒ Continuation
☐ Changed/Corrected Application	☐ Revision
	* If Revision, select appropriate letter(s):
	* Other (Specify):
* 3. Date Received:	4. Applicant Identifier:
5a. Federal Entity Identifier:	5b. Federal Award Identifier:
State Use Only:	
6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Escondido
* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. UEI:
95-6000709	LB62E9A37QD9

d. Address:

* Street1:	201 North Broadway
Street2:	
* City:	Escondido
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip/Postal Code:	92025-2798

e. Organizational Unit:

Department Name:	Division Name:
Development Services	Housing & Neighborhood Service

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.
* First Name:	Daniella
Middle Name:	
* Last Name:	Lopez
Suffix:	
Title:	Housing & Neighborhood Services Manager
Organizational Affiliation:	
* Telephone Number:	760-839-4518
Fax Number:	
* Email:	Daniella.Lopez@escondido.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

[illegible]

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant/Entitlement

* 12. Funding Opportunity Number:

N/A

* Title

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

CDBG Program 2025

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

1

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant [illegible] * b. Program/Project [illegible]

Attach an additional list of Program/Project Congressional Districts if needed.

[illegible] Add Attachment [illegible] [illegible]

17. Proposed Project:

* a. Start Date: [illegible] * b. End Date: 06/30/2025

18. Estimated Funding ($):

* a. Federal	[illegible]
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	[illegible]

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on [illegible]

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review

☐ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

[illegible] [illegible] [illegible] [illegible]

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	David
Middle Name:	
* Last Name:	[illegible]
Suffix:	
* Title:	Mayor
* Telephone Number:	760-[illegible]-4540
Fax Number:	
* Email:	[illegible]@[illegible].gov
* Signature of Authorized Representative:	[signature]
* Date Signed:	04/15/25

OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application	* 2. Type of Application: ☐ New ☒ Continuation ☐ Revision	* If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received:	4. Applicant Identifier:	
5a. Federal Entity Identifier:	5b. Federal Award Identifier:	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	

8. APPLICANT INFORMATION:

* a. Legal Name: City of Escondido	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000731	* c. UEI: KE9XY5AK7SD8

d. Address:

* Street1:	201 North Broadway
Street2:	
* City:	Escondido
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	92025-2798

e. Organizational Unit:

Department Name: Development Services	Division Name: Housing & Neighborhood Service

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.	* First Name:	Christine
Middle Name:			
* Last Name:	Logan		
Suffix:			
Title:	Housing & Neighborhood Services Director		
Organizational Affiliation:			
* Telephone Number:	760-839-4519	Fax Number:	
* Email:	Christine.Logan@escondido.org		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title

[illegible] Partnerships Program

* 12. Funding Opportunity Number:

N/A

* Title

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment [illegible]

* 16. Descriptive Title of Applicant's Project:

[illegible] Program 2025

Attach supporting documents as specified in agency instructions.

Add Attachments [illegible]

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 50 * b. Program/Project: 50

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 * b. End Date: 06/30/2036

18. Estimated Funding ($):

* a. Federal	580,369.44
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	580,369.44

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Dennis
Middle Name:	
* Last Name:	Wilkins
Suffix:	
* Title:	Mayor
* Telephone Number:	949 839 4533
Fax Number:	
* Email:	dennis.rhodes@cdcdio.gov
* Signature of Authorized Representative:	
* Date Signed:	4/4/25

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant: I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Escondido	07/19/2025

SF-424D (Rev. 7-97) Back

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
[signature]	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Escondido	09/14/2025

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction –The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 – It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 - 2027 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

HOME-ARP



HOME-ARP ALLOCATION PLAN

City of Escondido

Housing and Neighborhood Services

March 9, 2023

Amended on June 10,2025

ESCONDIDO
City of Choice

Contents

Executive Summary 2
HOME-ARP Background and Program Overview 2
Qualified Populations: 2
Eligible Activities 2
Community Outreach 3
Consultations 3
Focus Group Meeting 10
Overall summary of feedback received 10
Public Participation 12
Dates and Details 13
Public Participation Process: 13
Housing and Homelessness Needs Assessment 14
Homeless Needs Inventory and Gap Analysis 14
Housing Needs Inventory and Gap Analysis 15
Qualifying Populations Sizes and Demographic Compositions 16
Qualified Populations Overview 16
Qualified Populations by Category 16
Additional Research Determining the Level of Need and Inventory Gaps 18
HOME-ARP Activities Allocation Determination 21
Project Solicitation and Selection 21
HOME-ARP Funding Distribution Table 21
Fund Distribution in Accordance With Priority Needs 22
HOME-ARP Production Housing Goals 23
Preferences 23
Refinancing Guidelines 24

Executive Summary

HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP)

HOME-ARP Background and Program Overview

The City of Escondido was awarded a one-time investment grant on September 20, 2021 called HOME-ARP in the amount of $2,266,244 million, as amended on June 10, 2025. This grant was a portion of the $5 billion initiative received by the United States Department of Housing and Urban Development (HUD) as part of the American Rescue Plan to help communities across the country respond to the COVID-19 pandemic. States and local jurisdictions that qualify for an annual HOME Program in FY 2021 were eligible to receive HOME- ARP which is determined by a formula.

The purpose of this funding is to assist individuals or households who are experiencing homelessness, at risk of homelessness, and other vulnerable populations by developing new affordable rental housing, providing rental assistance, funding supportive services, or acquiring a non-congregate shelter to reduce homelessness and increase housing stability for residents in the City of Escondido. This presents a significant moment for our community to make a critical investment in housing and homelessness systems to prevent and end homelessness. HUD provided HOME-ARP grantees specific guidelines around who is eligible and what activities can be funded.

Qualified Populations:

1. Individuals experiencing homelessness
2. Households at-risk of homelessness
3. Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking
4. Other vulnerable populations:
    a. Families requiring services or housing to prevent homelessness, those below 30% Area Median Income (AMI) and severely rent burdened, or those below 50% AMI and experiencing housing hardship.
5. Veterans and their families who meet the criteria stated above.

Eligible Activities:

1. Production or preservation of affordable housing
2. Tenant-based rental assistance
3. Supportive Services
4. Acquisition and development of non-congregate shelter
5. Nonprofit Operating and Capacity Building Assistance
6. Administration and Planning

This funding source is unique, because it provides jurisdictions with the flexibility to fund supportive services, non-congregate shelter and non-profit capacity that is traditionally not eligible under the

regular HOME guidelines. Jurisdictions are not required to set aside funds for Community Housing Development Organizations commonly referred to as CHDOs. HUD increased regular administrative allocation from 10% to 15% to allow to for more comprehensive plan development.

Housing and Neighborhood Services staff was tasked with the development of this HOME-ARP Allocation Plan. To understand the need, City staff met with key stakeholders, reviewed numerous regional, state and local plans on homelessness, requested data from the Escondido Police Department on calls for service related to domestic violence and homelessness within the city, received data from the North County Family Justice Center's One Safe Place on survivors of domestic violence, sexual assault and human trafficking, received client profile data from 2-1-1 San Diego on persons experiencing homelessness, at-risk homelessness, domestic violence survivors and veterans calling from help from the city and reviewed housing and homelessness best practices. This plan provides a comprehensive summary of the information collected and provides recommendations on how to best utilize these funds.

The HOME-ARP Allocation Plan was released to community for a 30-day public comment period in accordance with the City of Escondido's Citizen Participation Plan. The plan was presented to City Council on March 22, 2023 and a final plan was adopted and submitted to HUD before the March 31, 2023 deadline.

Community Outreach

As part of the requirement to receive the HOME-ARP funds, the City was required by HUD to consult with a specific list of stakeholder groups in the development of the HOME-ARP Plan. The agencies that were identified were the Regional Taskforce on Homelessness, San Diego County's Continuum of Care, homeless and domestic violence service providers, veterans' groups, the City's Public Housing Authority (PHA), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The City conducted comprehensive outreach to local service producers, regional entities and key stakeholders to organizations to solicit feedback, identify gaps in the housing inventory and find out if there are gaps in the service delivery systems, determine if any sub population(s) are being severely underserved, categorize priority needs and discuss possible solutions. This feedback is a key factor in determine how to best utilize funding for eligible activities, projects, and programs.

Consultations

This chart describes the agency and organization consulted, type of service they provide, method and date of contact and feedback received. These consultations were conducted over a five-month period that ranged from November 2022 to March 2023. City staff tried to engage local providers serving residents or contracted with the City of Escondido and regional organizations served by the County.

Agency/Org Consulted	Type of Agency/Org	Qualified populations Served	Method of Consultation	Feedback
SD County - Department of Homeless Solutions and Equitable Communities	Homeless Service Provider	Individuals and families experiencing homelessness and trauma Ethnic, Immigrant and Refugee Groups	Zoom Consultation December 6, 2022	Qualified Populations: Persons experiencing homelessness Subpopulations identified: Seniors Middle Age Eligible Activity: Non-congregate shelter Tenant Based Rental Assistance Supportive Services: childcare and employment Affordable Housing Summary: Need for Emergency non-congregate shelter and tenant based rental assistance. Lack of recuperative beds in North County. Short term stability then transition to independence. Long term, need more permanent affordable units to free up beds and subsides. Seniors are getting priced out (explore shared housing and rental subsidy). Lack of childcare and employment programs for "Middle Age" people.
Legal Aid	Fair Housing and Civil Rights	Lower income and at-risk residents particularly in relation to housing law, tenant rights, and discrimination based on race, color, disability, etc.	Zoom Consultation December 7, 2022	Qualified Populations: At-risk Eligible Activity: Supportive Services Affordable Housing Summary: Short term, we need supportive services, rental assistance (more specifically flexible spending) for prevention. Add language into

				agreements and ordinances to protect residents. Incorporate a landlord relations program and incentive. Long term, lack of affordable housing options and waitlists are too long.
Center for Community Solutions	Domestic Violence Service and Sexual Assault Provider	Adults and children fleeing, or attempting to flee, domestic violence, dating violence, sexual assault	Zoom Consultation December 12, 2022	Qualified Populations: Domestic Violence Eligible Activity: Supportive Services Summary: Rental assistance and supportive services. More specially, flexible funds ("one month away"), set aside vouchers for DV, landlord relations / incentive and additional niche services that are not thought of.
Community Resource Center	Domestic Violence Service Provider	Adults and children fleeing, or attempting to flee, domestic violence, dating violence, sexual assault Individuals and families experiencing homelessness	Zoom Consultation December 12, 2022	Qualified Populations: Persons experiencing homelessness Eligible Activity: Affordable Housing with Supportive Services Shelter Summary: Need more housing with supportive services and more shelter beds. A space for emergency placement then work with counselor to get into housing.
Interfaith Community Services	Homeless and Housing Service Provider	Individuals and families experiencing homelessness Households at-risk of homelessness Other populations	Zoom Consultation December 21, 2022	Qualified Populations: Persons experiencing homelessness Subpopulation: Families Eligible Activity:

				Supportive Services – housing stability case manager Family Shelter Mixed income affordable housing PSH Summary: Need for a family shelter and operational funding. Serving Families with children is important to avoid generation trickledown. 2. Supportive services – housing stability case manager to support housed families. 3. Other - Shallow subsidy, landlord incentive, more PSH, flexible funding, more affordable units, mixed population housing. Nowhere for people to go.
National Core	Affordable Housing Developer	Other vulnerable population: Households who are housing instable, cost burdened and at risk of homeless Extremely, very and low-income families and individuals People experiencing homeless.	Zoom Consultation December 22, 2022	Qualified Populations: At Risk Other vulnerable groups Subpopulations identified: Populations making above 80% AMI Eligible Activity: Affordable Housing Supportive Services Summary: Need for affordable units with specific services tied to that population. Financial program to help empower people forward and upward. Mechanism to place people into ownership and free up affordable units.
Regional Task Force on Homelessness	San Diego County's Continuum of Care	Individuals and families experiencing homelessness	Zoom Consultation	Qualified Populations: Persons experiencing homelessness

		Households at-risk of homelessness Other populations	December 28, 2022	Subpopulations identified: Family Seniors Eligible Activity: Affordable Housing with supportive services Summary: PSH with tailored services and individualized supportive services such as tapering subsidy. Lack of recuperative care units.
Veteran Village of San Diego	Veteran Service Provider	Veterans and their families who meet the eligible criteria	Zoom Consultation January 4, 2023	Qualified Populations: Veterans Subpopulations identified: Senior Veterans Dishonorably discharged Eligible Activity: Affordable Housing Supportive Services Summary: There is a shortage of rental housing units and shelter beds within North County. Need to leverage vacant land to build more. There is a need for services that help people navigate housing such as: financial assistance, light case management, and tenant/landlord relations.
One Safe Place	Domestic Violence Service Provider	Adults and children fleeing, or attempting to flee, domestic violence, dating violence, sexual assault As well as victims of a hate crime, elder abuse,	Zoom Consultation January 5, 2023	Qualified Populations: Domestic Violence, Sexual Assault and Human Trafficking Subpopulations identified: Families Eligible Activity: Affordable Housing Supportive Services

		human trafficking, violent loss, other abuse or victimization		Summary: Lack of affordable units, shelter beds and transitional housing. Stepping stones that help house people. Need for diversion assistance when an income earning abuser is removed from household. Services and units for victims that might not meet victimization timeline periods. Shared data on DV and trafficking.
San Diego County Housing and Community Development Services Department	Public Housing Authority	Households at-risk Lower income families, individuals, elderly and disabled persons	Email Consultation February 10, 2023	Qualified Populations: Persons experiencing homelessness At risk of homelessness Subpopulations identified: Seniors Disabled Extremely low-income Eligible Activity: None identified Summary: The city asked for housing voucher data from 2022 and 2023. This contained population breakdowns, total number of vouchers the city receives and waitlist information.
San Diego Regional Center (SDRC) – North County Office	Development Services Provider	Persons with developmental disabilities	Phone Consultation February 16, 2023 Zoom follow up March 1, 2023	Qualified Populations: At Risk Other vulnerable groups Subpopulations identified: Individuals at 0-30% AMI Undocumented Families Elderly population with an I/DD diagnosis All individuals whom are non-ambulatory Eligible Activity: Affordable Housing

				Supportive Services Summary: Lack of affordable units. More specifically, smaller unit types that are ADA compliant and close to transit. More emergency beds for evicted tenants in North County. Job placement and employment opportunities are a need for adults and key to sustained success. Transportation to and from jobs, school and programs is a need as well. Access to metal health can be a barrier since some disabling conditions might not be viewed as a psychiatric issue making them ineligible for some homeless services and access to funding.
Alabaster Jar Project	Human Trafficking Service and Housing Provider	Survivors of human trafficking and sexual exploitation	Email Consolation February 23, 2023 Zoom Follow Up March 7, 2023	Qualified Populations: Homeless Sex and Labor Trafficking Subpopulations identified: Minors, teenagers and young adults Eligible Activity: Affordable Housing Rental Assistance Non-congregate shelter Supportive Services Summary: Housing is important but it is crucial to serve the under lying symptoms to prevent people from falling back into homeless. There is a lack of in patent beds and mental health treatment. The is a lack of shelter beds, transitional options and rental assistance that help bridge people into long term housing. Need for landlord relations to

				find places that will rent to organizations and clients. Teaching life and job skills are a critical piece to help vulnerable population become self-sufficient.
Unicorn Homes	Civil Rights and Diversity Service Provider	LGBTQ Housing and Resource Center	Email Consolation February 23, 2023	Pending answers to Q & A survey.

Focus Group Meeting

In addition to the individualized consultations, the City hosted an in-person focus group on October 18, 2022 with 11 people from 5 different service providers. The following organizations were in attendance: YMCA (youth and homeless service provider), Neighborhood Healthcare (federally qualified health center), Interfaith (homeless and housing service provider), Turn BHS (mental health and supportive housing) and Escondido Education Compact (youth development and family intervention).

During the meeting, a survey was administered asking the group to rank the and most needed activity. The group ranked the eligible activities in the following order from highest to lowest priority: rental housing, supportive services, rental assistance, and the non-congregate shelter. The groups were also asked to prioritize populations in terms of need and here are the results of the survey: persons experiencing homelessness (31%), at-risk of experiencing homelessness (28%), domestic violence (21%), and other (20%). Staff brought participants into a small group were asked additional follow-up questions such as: which activity should be the City's highest priority, are there any specific subpopulation that were being under served, is anyone working on a program that would fit the eligible activities list, and what are the gaps in the types of affordable housing. Afterward, the group reconvened and a large group conversation to gather a more in-depth understanding of the current landscape and the missing gaps.

Overall summary of feedback received:

To ensure broad input into the HOME-ARP Allocation Plan, the City engaged over 12 different types of local and regional organizations to solicit feedback and discuss gaps in the housing and homelessness service delivery systems. This feedback was consolidated into two categories:

Qualified Populations

1. Individuals experiencing homelessness

   People experiencing homelessness are the most vulnerable group and have the highest barriers to find housing. Many providers expressed the need for more emergency shelter,

recuperative care beds and permanent supportive housing for families and seniors. They also suggested flexible funds, landlord incentives and a housing stability case manager to help persons remained housed after placement.

2. Households at-risk of homelessness

   Service providers requested the need for supportive services, rental assistance and flexible funds to stabilize a person's housing and create a landlord incentive program. They recommended strengthening agreements and ordinances to protect residents. The need for more affordable housing units tied to certain eligible populations. A few providers expressed the need for incentive programs to help people exit the system to free up affordable units and allow for homeownership.

3. Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking

   The City spoke with numerous domestic violence, sexual assault and human trafficked providers in North County who expressed the need for supportive services like housing navigation who will address landlord/tenant needs, affordable housing and emergency shelter. Data released from North County Family Justice Center, One Safe Place, in July 2022 reported the shelters available for domestic violence and human trafficked survivors were not sufficient in San Diego County. The committee recommended using grant funding for a non-congregate, emergency shelter program using hotel vouchers. According to service providers, domestic violence survivors are at risk of losing their housing when the abuser's income is removed from the home and the family still needs to pay rent.

4. Other vulnerable populations

   Increases in cost of living and housing prices for extremely low and very low-income households makes fair market units unattainable. Market rate housing further cost burdens households and escalate the threat of people losing their housing and becoming homeless.

5. Veterans and their families who meet the criteria stated above.

   Veteran providers expressed the need for affordable rentals, shelter beds and a housing navigator who provides financial assistance, case management and landlord/tenant relations. Veterans seniors need additional supportive services for activities of daily living needs, metal health issue and income.

Eligible Activities

1. Housing:
   - There is a lack of enough affordable rental units
   - Waitlists for vouchers and affordable rental units are too long

- Need for permanent supportive housing for persons with disabilities
- Increases in cost of living and housing prices makes fair market units unattainable, further cost burdens households, and escalate the threat of people losing their housing
- Not enough shelter beds and temporary living units for people seeking immediate help

2. Supportive services:
    - Landlord relations
        i. Very competitive market and need an incentive to help low income families stand out
        ii. Tenant income verification and high deposit requirements. In some cases, tenants need 3 times rents.
    - Flexible spending fund that can be individually tailored to meet needs
    - Rental assistance, financial coaching and housing navigation with a focus on placement and securing housing
    - Pilot program to fill niche gaps in services
    - Childcare, workforce, education, trainings, job placement
    - Light case management to keep people on the right track toward independence and upward mobility
    - Outpatient health services and substance abuse treatment services

Many service providers expressed the immediate need for supportive services to help people find housing and remain housed as well as the planning long term to build more units. Increasing the number of affordable units will create upward mobility opportunities to lift people up through the housing ecosystem and as a result it will free up those emergency shelter for other vulnerable community members. Community involved and buy in is crucial because the homelessness and affordable housing supply issues we face will not change without a long-term commitment from and collaborative partnerships amongst the public- and private-sector stakeholders.

Public Participation

In accordance with HUD, cities must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the plan, cities must provide residents with at least a 15-day notice to comment on the proposed HOME-ARP Allocation Plan. In alignment with the Citizen Participation Plan there will be a 30-day public comment period. The City of Escondido must follow its adopted requirements in its current Citizen Participation Plan. The amount of HOME-ARP funding and recommended activities must be made available to the public. In addition, cities must hold at least one public hearing during the development of the HOME-ARP Allocation Plan and prior to submission.

This plan was available for the public review and comment period from February 16, to March 22, 2023 on the City's website at https://www.escondido.org/housing-and-neighborhood-services and the

Housing and Neighborhood Services Division's front counter at Escondido City Hall at 201 N. Broadway, Escondido. Additional information could be obtained by contacting Eric Bunge at 760-839-4562 or ebunge@escondido.org in the Housing and Neighborhood Services Division.

Dates and Details

- **Date of public notice: 2/16/2023**
- **Public comment period: 2/16/2023 – 3/22/2023**
- **Date of public hearing: 3/22/2023**

Public Participation Process:

Per HUD's Notice, jurisdictions must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP Allocation Plan of no less than 15 calendar days. The City decided to hold a 30-day public comment period in accordance with the City's Citizen Participation Plan. A public notice was released in both English and Spanish in the Escondido Times-Advocate on February 16, 2023 notifying the community of the amount of HOME-ARP funds received, the activities the City plans to implement, the date, time and location of the public hearing, where to access the draft and how to submit comments, and procedures to request translation services and accommodations. The plan was accessible on the city's website, Housing & Neighborhood Services' front counter at City Hall and at City Hall and by mail if requested.

All comments received during the review and comment period are summarized in this below. No comments were rejected.

1. One Public Comment was received via email on March 13, 2023 recommended that the $1.5M in HOME-ARP funding to be used to purchase and rehabilitate two single family homes for 6-8 residents in a 24-month transitional housing program. The resident identified a specific nonprofit, The Alabaster Jar Project. The resident recommended $562,839 for supportive services to the Alabaster Jar and other local nonprofits and $200,000 used for the City's administration and planning.
2. Staff facilitated a community meeting on March 20, 2023 with over 20 local service providers who participated in the focus group held on October 18, 2022 and shared the plan. Staff solicited their feedback on the proposed plan through the use of a survey. Overall, most service providers were in alignment with the plan and the proposed activities. Staff garnered input about the housing navigator position and how that person would interact collaboratively with the service providers.
3. Alabaster Jar, a local service provider, spoke at the public hearing in support for more beds for persons fleeing human trafficking.
4. A community member spoke at the public hearing requesting support for human trafficking resources for transitional housing and supportive services.

Housing and Homelessness Needs Assessment

Homeless Needs Inventory and Gap Analysis

Emergency Shelter (homelessness and domestic violence)

The 2022 Point-in-Time Count had 499 individuals experiencing homelessness (264 sheltered and 182 unsheltered). There is one emergency shelter for adults experiencing homelessness (male, female and transgender) with 49 beds and one domestic violence emergency shelter with 40 beds (women and families) within the City of Escondido. The total bed availability between the two program is 89 beds and both agencies take referrals countywide. There are several motel voucher programs being funded using ESG-CV and County dollars to temporary house transitional-age youth, individuals and families using ESG-CV and County funds, but these funding sources are time-limited and many have been exhausted.

It is important to note that the Point-in-Time Count is a snapshot of the minimum number of people experiencing homelessness on a given night. When looking at other data sources such as 2-1-1 San Diego, the City received 803 callers from persons experiencing homelessness within the City of Escondido. The need is also reflected in the number of homeless students enrolled in the Escondido Union School District. The District reported 1,599 students enrolled from preschool to eighth grade were experiencing homelessness and qualified for McKinney-Vento Act resources in FY2021-22.

Survivors of domestic violence also have a high rate of falling into the homelessness as they attempt to flee their abusive partners. The Escondido Police Department responded to 588 calls for service in 2022 for domestic violence in the City of Escondido, but the City only has 40 emergency shelter beds to serve this population.

In looking at the City's current homelessness population (2,990) and existing inventory (89), we are potentially short 2,901 in emergency shelter beds to meet the current needs in Escondido.

The City of Escondido did receive a one-time grant of $736,066.68 from the County of San Diego to help Interfaith Community Services open a 10-16-person emergency shelter for families in late spring 2023. Interfaith Community Services is also opening a 106-bed recuperative care facility in late spring 2023, but all participants must have a medical or mental health need that requires stabilization and referrals must come from the hospitals, VA or health insurance.

Permanent Supportive Housing (PSH)

The City has 263 permanent supportive housing units that serve individuals with serious mental illness, older adults, Veterans and families that are Child Welfare-involved. Permanent supportive housing is an intervention that combines affordable housing assistance with voluntary support services to address the needs of person who are chronically homeless. Using different funding streams like HOME and Successor Housing Agency, the City has helped partially fund numerous programs.

The Regional Task Force on Homelessness' Community Action Plan to end homeless shows that North County needs to develop and additional 719 PSH units. The City is already taking actions toward

addressing this shortage and will help fund a new affordable housing complex called Valley Seniors Village for seniors 62+. The project will have 49 studio units of which 24 units will be reserved for people who are at-risk or experiencing homelessness with mental illness. Individuals will be matched through a regional homeless database and prioritized based on their needs like length of homelessness, disabling conditions, and other risk factors. The other 25 traditional affordable housing units will have a waitlist for seniors who are considered extremely low, very low and low income. The waitlist will be managed by a third-party company. The property is expected to be leased up by December 2023. The City used four million dollars out of its Successor Housing Agency Program.

Housing Needs Inventory and Gap Analysis

Non-Homeless			
	Current Inventory	**Level of Need**	**Gap Analysis**
	# of Units	# of Households	# of Households
Total Number of Rental Units – All Types	22,990		
Total Number of Affordable Rental Units	1,642		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	48		
Rental Units Affordable to HH at 50% AMI (Other Populations)	244		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6,265	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		5,030	
Current Gaps			11,003

According to the most recent HUD's Comprehensive Housing Affordability Strategy (CHAS) data, the City of Escondido has a total of 47,100 households. This is split between 24,110 ownership units and 22,990 rental units. Of the 22,990 rental units, 32% (7,250) have a household income that is less than 30% AMI (at-risk qualifying population) and 24% (5,415) have a household income between 30-50% AMI (other qualifying population). In terms of the other population, 93% (5,030 of the 5,415) of the households have an at least one housing problem. In terms of the at-risk population, 86% (6,265) have at least one housing problem and a majority of those are severely cost burdened meaning they are paying more than half of their income toward housing related costs. A housing problem can be one of four issues: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

There are other types of affordable units within Escondido, but the City has directly funded the development of approximately 1,200 units that are deed restricted affordable. HUD sets the allowable income levels rent level for these types of units which means that the eligible households are paying no more that 30% of income toward housing costs. Thus, elevating cost burdened issue and other housing related problems. Of the 1,200 units, the City has only 24% (292 units of its housing inventory) are restricted to households 0-50% AMI. This figure can be further broken to down to 4% (48 units) are restricted to household at 30% AMI.

Since the City only has only 292 units have restrictive covenants that cater to the lower income, non-homeless populations the City believes that there is a gap of 11,003 units (11,295 minus 292) to meet the needs of the households that earn less that 50% AMI and create more housing stability for those populations. Households with a housing problem are considered most vulnerable and only those 11,295 units were taken into consideration for this calculation.

Qualifying Populations Sizes and Demographic Compositions

Qualified Populations Overview

City staff requested data from San Diego County 2-1-1 which was able to compile Escondido-specific reports on households experiencing homelessness, at risk of homelessness, domestic violence survivors, and veterans. Additional information on homelessness and low-income residents was collected from the 2022 Point-in-Time Count in Escondido, County of San Diego Housing Choice Voucher data and HUD's Comprehensive Housing Affordability Strategy (CHAS) Report.

Qualified Populations by Category

HUD has identified the following populations as eligible to receive HOME-ARP funding benefits:

1. ***People Experiencing Homelessness*** (***as defined in 24 CFR 91.5***)

   The City of Escondido's 2022 Point-in-Time Count showed 499 individuals experiencing homelessness (both sheltered and unsheltered). The data captured from the count reflects the minimum number of individuals experiencing homelessness on a single night in the Escondido. The City took a wider lens and requested data from 2-1-1 on callers living in the City of Escondido who were experiencing homelessness. The report captures client's demographics, referrals, needs social determinants of health and geographic location. Out of the 9,315 unduplicated clients calling from the city, 23% or 2,128 callers identified being at-risk of homelessness and or experiencing homelessness.

   Out of those 803 callers who reported experiencing homelessness, 77% were a single household earning less than 30% of the AMI and the rest had at least one child. The gender

was split, but was slightly higher for females (54%) than males (46%). Eighty two percent of the population were between the ages of 20 -59, while 17% were over the of 60 and 1% under 20. The racial and ethnic profile reported was 47% White, 26% Hispanic/Latino,12% Black, 5% Asian, and the rest are bi-racial or other. Data showed half had a high school degree with 34% reporting they had some college or a post-bachelor's degree and 16% had less that a high school education. Most individuals were unemployed (64%), had a part-time time job (17%), disabled and unable to work (14%) or retired (5%). Most callers were seeking resources on housing, income support and employment, nutrition and mental health and substance use disorder treatment. Sixty-four percent of the callers were unsheltered and 36% reported having some form of temporary shelter.

2. ***At Risk of Homelessness (as defined in 24 CFR 91.5)***

The 2-1-1 San Diego Client Profile Report logged 1,325 client calls from people at-risk of homelessness living in Escondido during the calendar year 2022. The data was split on between single and households with at least one child under the age of 18. The majority of callers were women (72%) ranging from 30-59 in age and the rest were men. The racial and ethnic profile reported was 42% White, 34% Hispanic/Latino,12% Black, 5% Asian, 7% bi-racial or other. Eighty-five percent of households earned less than 30% AMI, 12% earned between 31-50% AMI and the rest were under 80% AMI. Data showed that close to 40% had a school degree, 36% reported they had some college or a post-bachelor's degree and the rest had less than a high school education. Most individuals were either unemployed (41%), employed either full-time/part-time (36%) disabled and unable to work (16%) or retired (7%). The greatest need identified by callers was housing, rent payment or security deposit assistance. Other concerns were shared by seniors who were being priced of out the Escondido market and families who faced employment issues due to lack of childcare services.

3. ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking (as defined by HUD in the Notice)***

The 2-1-1 San Diego Client Profile Report had 115 clients who reported experiencing domestic violence living in Escondido in 2022. The Escondido Police Department responded to 588 calls for service during that same time period related to domestic violence. Ninety-two percent of all callers identified as women, of which 42% identified as Hispanic, 34% as White, 7% as Black, 7% as Asian, the rest were bi-racial or other. The majority of callers (98%) ranged from 20 – 59 years old and the rest were over 60 or under 20. Sixty four percent of the callers were a 1-2 persons households and the rest had at least 3 people. Almost all of the callers (92%) reported their income was less than 30% AMI and the rest where in the 31-50% AMI range. Smaller subpopulations captured in this data were fathers with children in need of shelter and large family sizes and households unable to stay at their residence because their abuser was the primary breadwinner. The greatest needs reported were housing, mental health and substance use treatment and legal services. The San Diego region

is in the top 10 in the United States with the highest rate of commercial exploitation of minors.

4. ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability (as defined by HUD in the Notice)***

Greatest risk of housing instability

The County of San Diego Housing Choice Voucher Rental List, as of February 2023, 875 households in Escondido were assisted with a voucher. More than three fourths of the voucher recipients were administered to extremely low-income seniors or persons with disabilities. Seventeen percent were given to small families (1-4 people) and the five percent to large families (5+ people).

This program is administered by County of San Diego's Housing Authority and the number of vouchers issued decreased by 10% in 2022 from 981 vouchers to 875 in 2023 while the waitlist increased by 21% to 3,850 households in 2023.

According to the data captured from HUD's Comprehensive Housing Affordability Strategy (CHAS), the City of Escondido has a total of 47,100 households, which includes ownership and rental units, 9,350 (19.8%) have an income at of less than 30% AMI and are the greatest population at-risk of housing instability. Over forty percent of 0-30% AMI households have at least one housing problem (such as an incomplete kitchen facility or plumbing issues, overcrowding with more than one person in a room), and 60% of renters are cost burden paying more than 30% of their income to housing costs.

Veterans

2-1-1 San Diego logged 275 Veteran callers living in the city of Escondido during the calendar year of 2022. Most individuals were male (74%) living in a one to two-person households with no children and the rest were female. Sixty-four percent of callers were over the age of 50 with the rest being under 49. Fifty three percent of the Veterans were White, 23% Black, 13% Latino, 7% Asian and the rest were other. Most clients (73%) earned a median household income of less than 30% AMI and called for resources related to housing, nutrition/food and utility assistance. Veterans experiencing homelessness made up less than 7% of all total callers. Some Veteran group reported barriers with transportation, home health and case management. Additionally, dishonorably discharged Veterans and their families were not eligible to qualify for military services due to their discharge status.

Additional Research Determining the Level of Need and Inventory Gaps

In addition to the community outreach, this allocation plan was compiled using data from a variety of sources to gather a very comprehensive outlook of the City's current housing and population make up. This included data pulled from:

- 211 Client Profile Report for Escondido
- Regional Task Force on Homelessness (RTFH) Regional Community Action Plan
- HUD "CHAS" (Comprehensive Housing Affordability Strategy) data for Escondido
- 2022 California Housing Partnership Report
- California Homeless Housing Needs Assessment
- Continuum of Care Housing Inventory Count
- Local and regional Point in Time Count reports
- Domestic Violence Counts Report and Shelter Stats
- San Diego County's HOME ARP plan
- Housing Affordability Interactive Dashboard for San Diego County
- City's Housing Element and fair market housing real estate report
- ALL IN: The Federal Strategic Plan to Prevent and End Homelessness December 2022
- California's Roadmap Home 2023 plan
- Escondido Police Department 2022 call logs
- South California rental Housing Association's 2022 San Diego Region vacancy survey

The City combined this data, gathered from the sources listed above, with its own housing inventory research and compared affordable housing versus fair market housing, categorized the types of units, bedroom sizes and pinpointed the number of units at specific AMI thresholds at 0-30%, 50%, 60%, and 80% AMI. Through analysis, two key areas where identified that supported the feedback that was received from the community.

1. **Housing:**

    - **Need for Affordable Rental Units at 0-30% AMI**

        The inventory assessment revealed that only 4% percent (48 units) of the nearly 1,200-deed restricted affordable units within the City cater to households at 0-30% AMI. The City's RHNA numbers further exploited this shortage saying that there is a need for at least an additional 1,864 very low income units. This is not just a City issue, there is a shortage of these type of units all across the state. According to the CA Homeless Housing Needs Assessment, we need for 1,000,000 units statewide for people at 0-30% AMI to help address and solve the homeless crisis. Honing in on North County, the Regional Task Force needs assessment identified that this region needs 798 units low income housing units to serve homeless households.

2. **Supportive Services:**

- The growing demand for housing coupled with labor and supply shortages have continued to push housing costs beyond the reach of the lowest income households. According to a 2022 survey conducted by the Southern California Rental Association, the average rent for a 2 bedroom is $2,105 in Southern California which is an increase from $1,225 in 2020. The high increase in rental unit along with historically low vacancy rate and low waitlists have led to a more competitive housing market which has hindered individuals and families trying to exit homelessness.

  Support services such as deposits, application fees, rental assistance along with the housing placement support in this current housing market is critical to help low income households be more competitive. Navigating this housing market and various community resources can be difficult, so having a trained staff member who is knowledgeable of the City's housing inventory, ADUs, naturally occurring rentals, possesses strong landlord relationships and is familiar with local resources will help reduce the barriers it takes for low income households to find permanent housing.

- In general, the City has a total of 22,990 rental households at all income levels. Of those, 59.6% (13,719 households at all levels) are cost burdened paying 30% or more of their take home income toward housing costs. Of those, 52% (7,249 of the 13,719 household) are severely cost burdened paying more that 50% of their income toward housing costs. This leads to often choosing between paying for housing, nutritious food, reliable transportation or healthcare needs.

  Paying too much for rental does not allow households to save which inhibits their ability to move upward and open up affordable units for the next level. This also inhibits their able to have extra income to complete necessary repairs to their home causing families to live in unsafe conditions. Supportive serves like rental and utilities assistance, vouchers, home repair can help to ease the burden for low income families.

  A lack of ample savings can also lead to a higher risk of losing their homes. Current inflation hikes and other economics factors have left an already struggling population who is the most housing instable. Without the intervention of financial assistance through support service, households could ultimately face evictions. Nearly a million households are evicted annually according the 2022 ALL IN: Federal Strategic Plan to Prevent and End Homelessness and 30% of those are California households.

The development of new affordable units will help alleviate the pressures described above but this can take years to complete. In the meantime, the data aligns with the feedback from the community that a conscious effort needs to focus on helping place people into housing and aligning funding to keep people housed.

HOME-ARP Activities Allocation Determination

Project Solicitation and Selection

The City will be selecting a HOME-ARP rental project through a Notice of Funding Availability (NOFA) or Request for Proposal (RFP) process. City staff will solicit bids from eligible developers who are capable of carrying out the development of affordable housing. All project proposals will be evaluated based upon financial capacity, adherence to the HOME-ARP guidelines, and alignment with the needs outlined in this plan. Bonus scores will be given to applicants who align closest with the City's qualified population. Preference information is listed below. The HOME-ARP funding is meant to be gap financing to subsidized the development of the HOME-ARP units and projects are encouraged to use other capital to fund the development of the structure. The City's involvement with this activity will be limited to program planning, administration and monitoring.

The City will directly administer the supportive services activity through the hiring of a Housing Navigator position. This person will serve on staff and help all qualified populations connect to community resources, locate and retain affordable housing. This person will have access to discretionary, flex funds to help people with their housing needs.

No administrative funds have been contracted to a subrecipient prior to HUD's acceptance of the HOME-APR allocation plan. After acceptance of the plan and receipt of funding, a portion of the administration budget may be used for the hiring of consultants to assist with the project selection process.

No funding in being planned for non-profit operating assistance and capacity building even though there is a statutory limit of up to 5% for each.

HOME-ARP Funding Distribution Table

The proposed breakdown is as follows:

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	$ 423,414		
Acquisition and Development of Non-Congregate Shelters	$ 0		
Tenant Based Rental Assistance (TBRA)	$ 0		
Development of Affordable Rental Housing	$ 1,503,405		
Non-Profit Operating	$ 0	0 %	5%
Non-Profit Capacity Building	$ 0	0 %	5%
Administration and Planning	$ 339,425	15%	15%
Total HOME ARP Allocation	$ 2,266,244		

Fund Distribution in Accordance With Priority Needs

Based on the feedback received and data collected, City staff is recommending that the HOME-ARP grant is used to create affordable units and supportive services.

Since there is a dearth of affordable housing at 0-30% in the City's deed restricted inventory and the need was echoed during our consultations, City staff is recommending we use $1,500,000 of the HOME-ARP grant for the proposes of creating 15 affordable rental housing units for extremely low-income (0-30% AMI) households with a preference for those experiencing homelessness. The need for affordable housing not only effects the qualified populations, but also adding additional units will have an economic trickledown effect helping the city as a whole and alleviating constraints on the current shelter and service systems. The development of new affordable units is also in alignment with the City's Consolidated Plan, City's Housing Element, State housing production goals, County's HOME-ARP allocation, California's Roadmap Home 2030 plan and the federal All-In and Housing Supply Action Plans.

In addition, the City recommends that $423,414 fund supportive services with an emphasis on placing people into housing, landlord incentives and helping people remain housed. The supportive services will adhere to the eligible uses as defined in CPD Notice: Requirements for the Use of Funds in the HOME-American Rescue Plan Program. Depending on the level of assistance needed, this amount could help house at least another 60 households as part of this initiative. These funds will be flexible in nature and can be individually tailored to effectively meet the need(s) of that household.

The remaining $339,425, not to exceed the 15% statutory administration limit, is recommended to be used to hire a Housing Navigator to assist with program design, coordinating and implementing the supportive services, administering the funding and facilitating compliance. This position would be termed and structured to assist Escondido residents. Both of these determinations were in response to the community's feedback stressing the need for landlord relations, rental and financial assistance, case management to keep people on the right track toward independence, high deposit requirements, help finding the appropriate unit and coaching to help mobilize people upward. This is also in alignment with the HCD's HOME-ARP allocation with at least 65% of their support services funding going toward financial assistance and services that will help these populations access, enter, and maintain secure housing in affordable housing units.

A wide variety of needs were identified through the outreach efforts to help prevent and end homelessness. The City has heard the need for additional services and understands the urgency to address issues so it is gearing up to allocate $1.6 million through CDBG-CV in other funding above and beyond HOME-ARP to address the short term needs for rental assistance. All together this would be a localized flexible housing fund to effectively coordinate rental subsidies and housing placements and to provide support for tenants and landlords. This is in alignment with the 2022 ALL IN Federal plan that suggests that, "universal strategies should be broadly aimed at reducing the risk of housing instability and homelessness "upstream" and before an individual requires assistance from the homelessness response system." In addition, the City will look to leverage other City grant funding to build more units,

regional funding to house more people and identify other funding sources that can provide supportive services to continue to serve those in need.

The City carefully cross referenced the quantitative data with the qualitative feedback gathered from the community to derive to these conclusions. Funding both rental housing and supportive services was a holistic approach that was geared to balance addressing short term needs with building long term infrastructure.

HOME-ARP Production Housing Goals

The City expects to produce at least 15 permanent affordable rental housing units with the HOME-ARP allocation. Other funding sources will be required by the developer since the $1.5M HOME-ARP rental housing allocation is intended to provide gap financing for the designated HOME-ARP units. This can include, but is not limited to, Low-income Tax Credits programs, project-based vouchers, the County of San Diego program's No Place Like Home, ARPA, Housing trust funds, etc. The 15 HOME-ARP units will be capped at 30% of the household's income to protect households from being cost burden. The City is looking to leverage other grant funds with the goal of developing another 25 units resulting in a total of 40 new units.

Preferences

In accordance with the HOME-ARP Notice, the City must identify whether it intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The City is not required to describe specific projects to which the preferences will apply.

Rental Housing

For the HOME-ARP assisted rental units, a preference will be given to individuals and families experiencing homelessness and are Escondido residents. All qualifying populations are encouraged to apply for the project specific waiting list, but households who are experiencing homeless will be given priority and first access. The data shows that there are gaps in the City's housing inventory, community conveyed there is not enough ample services catering to this specified population leading it to be the most vulnerable, and statistically these individuals are facing the highest barrier to continued housing. Preferences will not be applied to any specific subpopulations.

Supportive Services

No preferences will be placed on receiving assistance from the Housing Navigator or supportive services funding. These resources can be accessed by all of the qualified populations. These services will be prioritized to serve residents of Escondido and can be utilized by HOME-ARP rental tenants.

Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Maplebrook
	List the name of the organization or individual who originated the data set. City of Maplebrook
	Provide a brief summary of the data set. The city conducted a neighborhood planning study of the community.
	What was the purpose for developing this data set? To determine existing community needs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is from entire neighborhood.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013-2014 time period
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.
2	**Data Source Name** Source: ACS, 2018-2022 [Data Series B25123]
	List the name of the organization or individual who originated the data set. American Community Survy 2018-2022
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

STAFF REPORT

April 8, 2026
File Number 0830-20

SUBJECT

PL26-0005 – THE GENERAL PLAN'S 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

DEPARTMENT

Development Services - Planning Services

RECOMMENDATION

Request for the City Council to receive and file the 2025 calendar year ("CY") annual progress report for the General Plan Housing Element ("Housing Element APR").

Staff Recommendation: Receive and file (Development Services: Kevin Snyder, Director of Development Services)

Presenter: Pricila Roldan, Associate Planner

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY –Drive Community and Land Development

FISCAL ANALYSIS

The Housing Element APR has no direct fiscal impact on the City budget.

PREVIOUS ACTION

The Planning Commission received and filed the 2025 Housing Element APR on March 24, 2026 (Attachment "1"). There were no substantial comments from the Planning Commission on the report.

BACKGROUND

The City Council adopted the 2021-2029 Sixth Cycle Housing Element on August 11, 2021, and subsequently adopted an amendment to the Housing Element on March 22, 2023. The Department of Housing and Community Development ("HCD") certified the City's Housing Element in December 2023, affirming its compliance with state housing element law.

Government Code section 65400 and 65700 mandates that cities and counties submit annual progress reports ("APRs") to their legislative body, HCD, and the Governor's Office of Land Use and Climate Innovation ("LCI") (formerly known as the Office of Planning and Research or "OPR") each year to maintain

housing element compliance throughout the planning period (2021 - 2029). The Housing Element APR provides information on advancements to meet the City's Regional Housing Needs Allocation ("RHNA")—the number of units a local jurisdiction must plan for and aim to build by the end of the planning period—and efforts to remove governmental constraints that hinder housing development.

The City of Escondido received a total RHNA allocation of 9,607 units. Progress to meet the total RHNA as of the 2025 CY is 2,309 (24%), with 1,875 of those units being units permitted for construction since the beginning of the planning period, April 30, 2021, and 434 units being credits received pursuant to Housing Element law. In the 2025 CY, the City issued 379 building permits which count toward the City's RHNA and are included in the 2,309 total. Refer to Attachment "2" for a summary of the City's 2025 progress in meeting the City's RHNA by income category and for efforts toward implementing the Housing Element's programs.

After presenting to City Council, staff will submit the Housing Element APR to HCD, LCI, and the San Diego's Regional Council of Governments, SANDAG, to support regional planning efforts and maintain compliance with state law.

ATTACHMENTS

a. Attachment "1"— March 24, 2026, Planning Commission Staff Report
b. Attachment "2"— 2025 Housing Element Annual Progress Report

STAFF REPORT

DATE: 3/24/2026

PL26-0005 – The General Plan's 2025 Housing Element Annual Progress Report

PROJECT NUMBER / NAME: **PL26-0005 – The General Plan's 2025 Housing Element Annual Progress Report**

REQUEST: A request for Planning Commission to receive and file the General Plan's 2025 Housing Element Annual Progress Report ("Housing Element APR").

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: City of Escondido, Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Pricila Roldan, Associate Planner

DISCRETIONARY ACTIONS REQUESTED: None

PREVIOUS ACTIONS: The Planning Commission received and filed the 2024 calendar year Housing Element APR on March 11, 2025.

CEQA RECOMMENDATION: This effort is not considered a "project" under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines.

STAFF RECOMMENDATION: Receive and file

REQUESTED ACTION: None

CITY COUNCIL HEARING REQUIRED: _x_YES ___NO

REPORT APPROVALS: ___ Kevin Snyder, Director of Development Services

_x_ Veronica Morones, Assistant Director of Development Services

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

The City of Escondido's General Plan sets a Citywide vision for communities within its jurisdiction. The General Plan consists of chapters that set policies and goals on topics such as land use, circulation, housing, safety, noise, open space, conservation, environmental justice, quality of life standards, and economic prosperity. The Housing Element (Chapter IV) is one of the General Plan's chapters and it's specifically designed to encourage the development and construction of housing through various programs and objectives.

Since 1969, the California Department of Housing and Community Development ("HCD") has worked with regional, city and county governments to assess statewide housing needs. HCD and regional councils of governments, such as the San Diego Association of Governments ("SANDAG"), are responsible for determining and allocating the number of housing units required to meet future population growth—these numbers are known as the Regional Housing Needs Assessment/Allocation ("RHNA"). Each city is required to plan for its assigned RHNA in their Housing Element along with policies, projects, and programs that will support meeting RHNA for each housing income category: Above Moderate, Moderate, Low, and Very Low. Every eight years, state and regional partners reassess California's housing needs, revise RHNAs, and begin a new cycle of programming.

The San Diego Region is currently in its sixth Housing Element cycle, beginning April 2021 and ending April 2029 ("planning period"). Some areas of California have already begun working on their seventh cycle planning period. As part of the seventh cycle, HCD will monitor two new income levels: Acutely low- and Extremely low-income. HCD has already included these new categories in the 2025 Housing Element APR to begin tracking prior to the start of the seventh cycle. Any unit considered as Acutely Low- and Extremely Low-income in the 2025 Housing Element APR will still count towards the City of Escondido's RHNA; such units will count toward the Very Low-income category.

Table 1 shows Escondido's sixth cycle RHNA by income.

Table 1: City of Escondido's 6th Cycle RHNA Numbers

Income level

	Above Moderate	***Moderate***	***Low***	***Very Low***	***Total***
RHNA	4,967 units	1,527 units	1,249 units	1,864 units	9,607 units

Note: The term "unit" refers to a dwelling unit. A dwelling unit can be a single-family home, an apartment, condominium, and/or an accessory dwelling unit.

Annual Progress Reports ("APRs") allow Escondido leadership and the public to reflect and evaluate the progress and implementation approaches of locally adopted documents. Every year, City staff provide an update on the General Plan's implementation through a series of APRs:

1) **The General Plan APR** details the City's progress for the implementation of the General Plan.
2) **The Climate Action Plan APR** details the City's progress to reduce Citywide greenhouse gas emissions.
3) **The Housing Element APR** details the City's progress toward meeting its state mandated RHNA.

California Government Code section 65400 requires cities and counties to present and submit their Housing Element APR to their legislative body, HCD, and the Governor's Office of Land Use and Climate Innovation ("LCI")

by April 1st of each year. In the interest of meeting state mandated deadlines, the information provided within this report only covers the 2025 Housing Element APR. Staff will report on the General Plan and Climate Action Plan APRs at a later time.

SUMMARY OF REQUEST

Staff request Planning Commission receive and file the Housing Element APR; refer to Attachment 1. The same report will be provided to City Council for review pursuant to Government Code.

SUPPLEMENTAL DETAILS OF REQUEST

The Housing Element APR provides, in part, a summary of permitting activities for residential projects during the 12-month calendar year, and updates on City accomplishments in implementing Housing Element programs. Permitting activities for residential projects can be generally broken down into three milestones:

1) **Entitlement** - when an applicant submits an application to the planning services area for a project and works with City staff to obtain permit(s) approval. Staff ensure the project meets design, zoning, and safety standards.
2) **Building Permit Issuance (i.e., construction)** - when an applicant can move forward with grading and construction of the project.
3) **Final Building Inspection** - when City staff ensure a project's constructed units meet approved plans and safety codes. Once a unit passes its final building inspection, then the unit can be occupied.

When it comes to Housing Element reporting, only issued building permits count toward meeting RHNA. In other words, projects can only be included in the City's progress in meeting its RHNA once they reach the second milestone: Building Permit Issuance. Table 2 provides an overview of Escondido's progress toward meeting the planning period's RHNA.

Table 2: Summary of the City of Escondido's Progress to meet the 6th Cycle RHNA Numbers

Income level

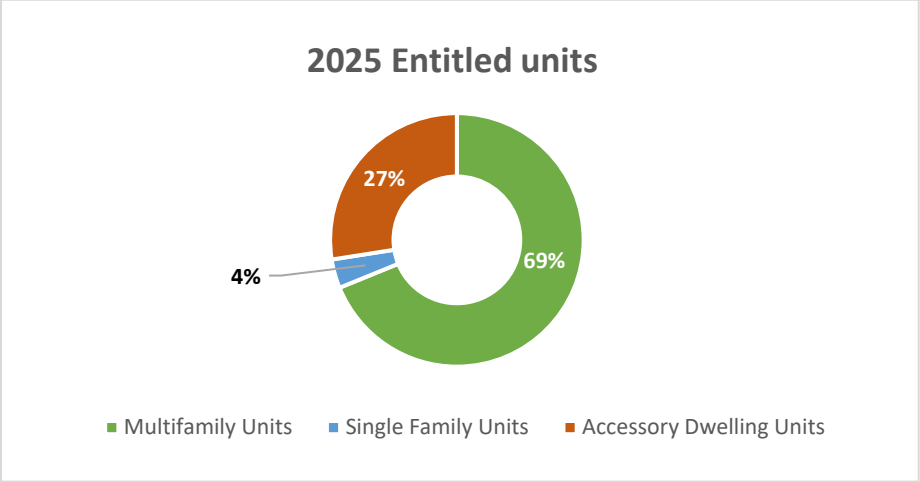
	Above Moderate	***Moderate***	***Low***	***Very Low***	***Total***
RHNA (2021- 2029)	**4,967 units**	**1,527 units**	**1,249 units**	**1,864 units**	**9,607 units**
Year 1 (2021)	168 units	16 units	38 units	27 units	249 units
Year 2 (2022)	154 units	13 units	39 units	25 units	231 units
Year 3 (2023)	521 units	11 units	34 units	42 units	608 units
Year 4 (2024)	303 units	8 units	42 units	55 units	408 units
Year 5 (2025)	267 units	11 units	60 units	41 units	379 units
Subtotal (%)	*1,413 units (28%)*	*59 units (4%)*	*213 units (17%)*	*190 units (10%)*	*1,875 units (20%)*

Note: Units in Table 2 are reflective of Building Permit Issuance for the respective calendar year.

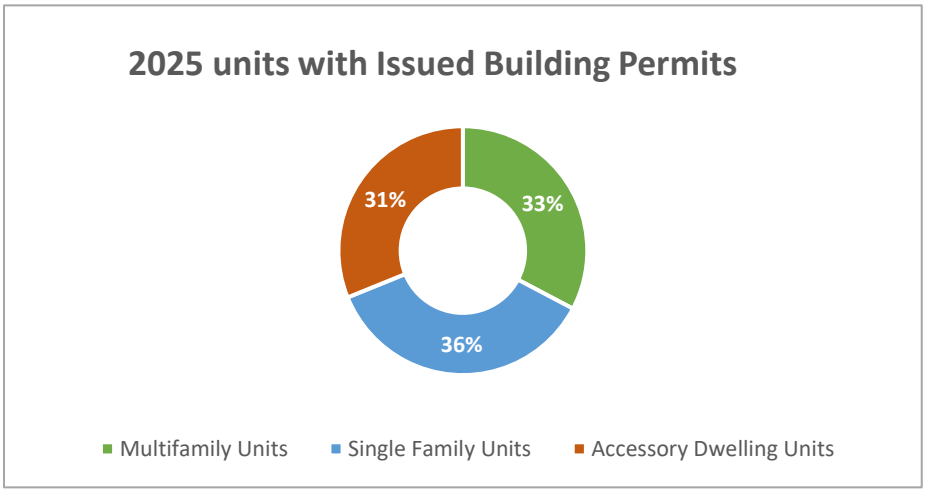
Note: The City has received credits toward the City's 6th cycle RHNA. For the purposes of this report, the numbers are not shown below but are denoted within Attachment 1, Table B (see Projection Period 06/30/2020-04/29/2021).

The following charts summarize residential project permitting activity reported in the 2025 Housing Element APR by milestones: Entitlement, Building Permit Issuance, and Final Building Inspection.

Entitlement - In 2025, the City entitled a total of 353 residential units. Of the 353 units, a total of 243 (69%) are multifamily units, 13 (4%) are single family units, and 97 (27%) are accessory dwelling units (ADUs).



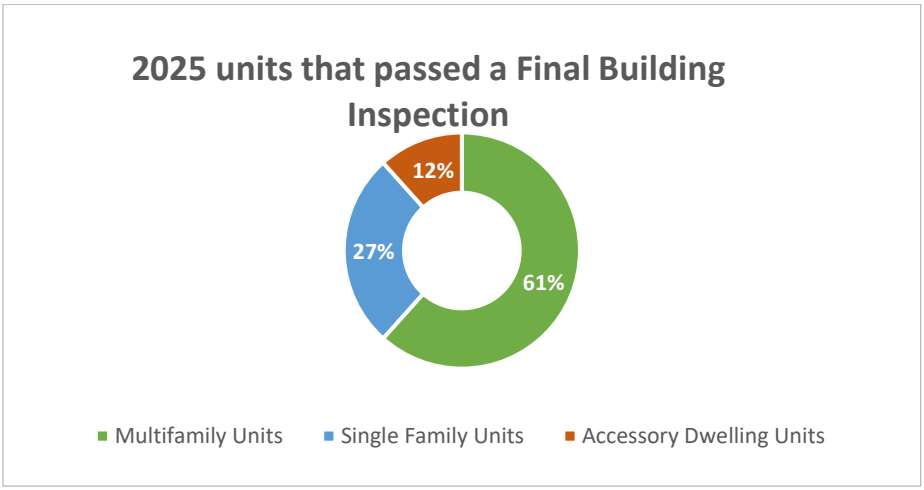
Building Permit Issuance - In 2025, the City issued building permits for a total of 379 residential units. Of the 379 units, a total of 124 (33%) are multifamily units, 137 (36%) are single family units, and 118 (31%) are ADUs.



Final Building Inspection - In 2025, the City completed final building inspections for a total of 602 residential units. Of the 602 units, a total of 371 (61%) are multifamily units, 161 (27%) are single family units, and 70 (12%) are ADUs.

CITY of ESCONDIDO

STAFF REPORT



Staff will continue motoring progress in 2026. After Planning Commission and City Council receive and file this report, staff will submit the Housing Element APR to the necessary reporting agencies: HCD, LCI, and SANDAG. The APR will provide regional and state partners the opportunity to identify trends in land use and housing which will give them a better understanding of local development activities.

FISCAL ANALYSIS

There are no direct fiscal impacts associated with this progress report.

ENVIRONMENTIAL ANALYSIS

The Housing Element APR 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 from the definition of a "project" organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

PUBLIC INPUT

As of the writing of this report, City staff received no public comment on this item.

CONCLUSION AND RECOMMENDATION

Receive and file.

ATTACHMENTS

1. Attachment 1- 2025 Housing Element Annual Progress Report

Jurisdiction	Escondido	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2020-04/29/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	35	
	Non-Deed Restricted		-	-	-	-	-	35	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	23	
	Non-Deed Restricted		-	-	5	18	-	-	-	-	-	-		
Very Low	Deed Restricted	1,864	-	25	-	-	4	-	-	-	-	-	**203**	**1,661**
	Non-Deed Restricted		13	2	20	24	51	6	-	-	-	-		
Low	Deed Restricted	1,249	-	25	10	-	-	-	-	-	-	-	**216**	**1,033**
	Non-Deed Restricted		3	13	29	34	42	60	-	-	-	-		
Moderate	Deed Restricted	1,527	-	-	-	-	-	-	-	-	-	-	**95**	**1,432**
	Non-Deed Restricted		36	16	13	11	8	11	-	-	-	-		
Above Moderate		4,967	382	168	154	521	303	267	-	-	-	-	**1,795**	**3,172**
Total RHNA		**9,607**												
Total Units			**434**	**249**	**231**	**608**	**408**	**379**	**-**	**-**	**-**	**-**	**2,309**	**7,298**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Escondido	
Reporting Year	2025	(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	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Adopt East Valley Specific Plan in 2022	12/31/2022	6th Cycle	Completed	The East Valley Specific Plan was adopted on July 19, 2023 via Ordinance 2023-10. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.	Other	1	Link to the East Valley Specific Plan: https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Provide the City's sites inventory on the City website and update the inventory at least semi-annually	12/31/2029	6th Cycle	Continuous	The City's Housing Element is publically available on the City's website. The Suitable Sites Inventory (SSI) can be found within the Housing Element. In the 2026 CY staff will be working to create a dedicated, publically accessible GIS map demostrating where SSI properties are located throughout the City. This map will also ulitmately be used to track which properties are entitled and constructed over the course of the housing cycle.	Other	1	Link to the City's regulatory documents webpage: https://www.escondido.gov/1106/Policy-and-Regulatory-Documents

1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Develop procedure for monitoring No Net Loss by the end of 2022	12/31/2022	6th Cycle	Continuous	In 2023, City of Escondido staff developed and implemented a procedure to track No Net Loss and unit replacement requirements (AB 1397 and SB 166). The No Net Loss process tracks unit count by income/affordability assumed on parcels in SSI, actual units constructed, and net change in capacity. Issued building permits are also tracked on a monthly basis. For the SB 166 replacement requirement, a secondary process for tracking has been implemented through the City's Cityworks software. Planners register the number of units demolished on an ongoing basis. In 2025, Planners continued to monitor progress on a monthly basis.	Other	1	Staff maintain a living excel document that is regularly monitored and updated to make sure the City complies with No Net Loss

1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Amend the Zoning Code in 2022 to require replacement of existing units deed restricted or occupied by lower income households as a condition of project approval, consistent with the requirements of State Density Bonus law replacement requirements, pursuant to AB 1397	12/31/2022	6th Cycle	In Progress	Escondido Zoning Code Section 33-67-1414(a)(4), includes language that is reflective of AB 1397 (2017), "A developer shall be ineligible for concessions or incentives when the housing development is proposed on any property that includes rental dwelling units that are—or if the units have been vacated or demolished, within the five year period preceding the housing development application—subject to a recorded covenant, ordinance, or law that restricts rents to affordable levels or is subject to any other form of rent or price control, or occupied by very low households or low income households, unless the proposed housing development replaces those units and meets the requirements of Government Code section 65915(c)(3)." In 2026, staff will update the Conditions of Approval Template to mirror	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.2 Density Transfer Programs	Establish density transfer program for East Valley Specific Plan in 2022, after adoption of the Specific Plan anticipated in 2022	12/31/2022	6th Cycle	Completed	The East Valley Specific Plan was adopted by Escondido City Council on July 19, 2023.As part of the plan's adoption, the Density Transfer Program was created. In 2024, the City developed an administrative mechanism to implement and track the EVSP density transfer program.	Other	1	Staff maintain a living excel document, that is regularly monitored and updated in accordance with density transfer requests

1.2 Density Transfer Programs	Explore an in-lieu fee in 2022 for developing below the targeted densities (Target Production Point, or TPP)	12/31/2022	6th Cycle	In Progress	In 2025, the City applied for SANDAG's Smart Growth Incentive Program with the recommendation from SANDAG staff. The City's application included the establishment of an in-lieu fee program for projects that do not meet target production point densities in the EVSP SP area. At their Septmber 10, 2025 meeting, the SANDAG TransNet Independent Taxpayer Oversight Committee questioned the alignment of the program with the governning TransNet ordinance and denied the City's application. Staff are working on a strategy to develop a stepped approach to an in-lieu fee program. Staff are also exploring alternative funding sources.	Other	0	Link to the Septmber 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: https://www.youtube.com/watch?v=AUzU80__Rf8
1.3 By-Right Approval of Projects with 20% Affordable Units on "Reuse" Sites and Sites Rezoned	Within one year of the adoption of the Housing Element, Amend the Zoning Code to require by-right approval of housing development that includes 20% of the units as housing affordable to lower income households in line with AB 1397.	3/22/2024	6th Cycle	Completed	On October 2023, the City adopted ordinance 2023-15 which modified Article 61, Division 8 of the City of Escondido's Municipal Code to include information regarding AB 1397.	Other	1	Link to Article 61, Division 8 of the City's Municipal Code: https://ecode360.com/43840588#43268360
1.4 City-Owned Sites	Annually review the inventory of city-owned properties and determine if any should be made available for affordable housing development	12/31/2029	6th Cycle	Continuous	In 2025, the City's Real Property Division retained a real property consultant, JLL, to review all property in the City's portfolio and determine a strategic process for determining if any sites are suitable for the facilitation of development, which would include site identification and utilization. Initial review of the City's property asset portfolio and recommended strategic process will take approximately one year. The City continues to operate in compliance with the Surplus Lands Act, as monitored by the City Attorney's Office.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.4 City-Owned Sites	Annually utilize an RFP process to solicit affordable housing proposals on properties identified for affordable housing development	12/31/2029	6th Cycle	Continuous	In the last five years, the City's Housing and Neighborhood Services team have successfully released 2 RFPs seeking to provide long-term affordable housing. In 2019, the City awarded $1,000,000 in HOME funds to Habitat for Humanity to construct a development known as El Norte Homes, creating 10 new affordable for-sale homes. In 2020, the city awarded $4,000,000 in Successor Housing Agency Funds to National CORE for the construction of 50 affordable senior housing apartments for adults 62 and older which included 25 supporting housing units for formerly homeless seniors. Currently, staff are finalizing a $4.5 million Request for Proposals (RFP) for affordable housing development(s). The RFP is funded using HOME funds and is anticipated to be released in the Spring of 2026.	Other	1	Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9 For any additional questions, please reach out to Danielle.Lopez@escondido.gov
1.4 City-Owned Sites	Within one year of Housing Element adoption, identify all sites included in the Residential Lands Inventory that are City-owned and actively explore opportunities to facilitate development of such properties, subject to following the requirements of the Surplus Land Act	3/22/2024	6th Cycle	In Progress	There is one City-owned property on the Suitable Sites Inventory list that would be accomodate a housing development, APN 230-141-01-00. The Development Services Department has been working with Real Property and Utilities (property user) to determine future use of the site. In 2026, staff will be exploring grant funding opportunities to initiate a feasibility assessment of the property.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.4 City-Owned Sites	Within one year of the Housing Element adoption, review the City's policies to comply with the Surplus Land Act and update in accordance with State law	3/22/2024	6th Cycle	Continuous	The City Attorney's Office reviews compliance with Surplus Land Act and update the City's local ordinance as necessary.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.5 Lot Consolidation	Develop incentives to facilitate lot consolidation no later than the end of 2023	12/31/2023	6th Cycle	Continuous	City staff continue to assist developers with identification of parcels for consolidation and partnership opportunities between interested property owners, as available. The City continues to use a streamlined process for lot consolidation purposes.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.5 Lot Consolidation	Monitor the trend of lot consolidation in 2024 to ensure incentives are adequate and appropriate to facilitate development of small lots, and adjust incentives or utilize other mechanisms as appropriate	12/31/2024	6th Cycle	Continuous	The City hired two new, additional long range planners in 2025 to bolster implementation of the Housing Element. Long range planning staff is resonsible for monitoring lot consolidation trends to determine if incentives are adequate and appropriate for the development of small lots in the City. Adjustments will be made accordingly, as needed.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.6 Density Bonus	Review, as necessary, and amend the City's Zoning Ordinance to ensure compliance with State Density Bonus law	12/31/2029	6th Cycle	Continuous	The City tracks housing laws, amends, and updates the zoning code as necessary through the annual Omnibus update. Article 6, the City's Density Bonus Ordinance, was updated in 2021, 2022, and 2024 to comply with State Density Bonus law	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.7 Removal of Constraints to Development	In 2021-2022, Review and amend the Zoning Code to remove constraints to development relating to the requirement of ground floor retail in specific mixed-use districts	12/31/2022	6th Cycle	Not Yet Started	The City anticipates conducting a comprehensive update to the Downtown Specific Plan (DSP) in the 2027 CY to align with housing objectives and the greater community vision. Although the DSP has ground floor restrictions, staff consistently explore creative solutions to facilitate housing by processing concurrent entitlements and leveraging tools such as Density Bonus, AB 2011, and SB 6. For example, in 2025, staff facilitated the approval of a 128 housing development that would have prohibited ground floor residential. Staff concurrently processed a specific plan amendment with other entitlements so the project would be approved as proposed and within a reasonable timeline.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.7 Removal of Constraints to Development	In 2021-2022, establish Objective Design Criteria	12/31/2022	6th Cycle	In Progress	In 2023, the City began working with SANDAG to develop objective design standards. SANDAG's HAP TA consultant, Ascent, reviewed the City's existing design guidelines and standards to evaluate their objectivity and suitability. Ascent met with the City of Escondido on January 8, 2025 to discuss the request and delivered their assessment in July 2025. Several recommended steps were provided to the City as considerations. While recommendations are presently cost prohibitive for the City to undertake in full, long range planning staff will look for opportunities to strengthen or incorporate objective design standards into existing efforts such as the annual Omnibus code update. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.7 Removal of Constraints to Development	In 2021-2022, establish a procedure to process qualifying projects under SB 35	12/31/2022	6th Cycle	Completed	The City of Escondido's Planning team uses the SANDAG SB 35/423 eligibility checklist and Process Guide to comply with the basic requirements of Government Code Section 65913.4. To date, the City has not received any SB 35 submittals.	Other	1	SB 35 Checklist/ Elgibility Process Guide used by the City: https://www.escondido.gov/DocumentCenter/View/6567/SB-35-Process-and-Eligibility-Checklist-PDF
1.7 Removal of Constraints to Development	In 2021-2022, establish a written procedure to provide affordable housing with priority for water and sewer services	12/31/2022	6th Cycle	In Progress	The City engaged with SANDAG's HAP TA Program to prepare a draft policy directive in compliance with SB 1087. Staff is reviewing the draft and will be presenting the policy directive to executive management in 2026.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.8 Monitoring of Growth Management Measure	Monitor the City's progress toward the RHNA and review Proposition S as a potential constraint annually	12/31/2029	6th Cycle	Continuous	City staff regularly engage with the development community. To date, there has not been any expressed concern regarding Prop S and its potential to become a hindrance to proposed projects.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.8 Monitoring of Growth Management Measure	Prior to the 7th cycle housing element update, the City will conduct an assessment to determine whether Proposition S is adversely impacting housing production and fair housing within the City	12/31/2029	6th Cycle	In Progress	The City is actively seeking funding to conduct a Fair Housing Assessment that will evaluate the impacts of Prop S on the cost, supply, and timing of housing developments. The Fair Housing Assessment would include stakeholder engagement from residential developers and affordable housing stakeholders.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.1 Accessory Dwelling Units	Promote ADU as an affordable housing and income source for property owners and provide ADU resources on the City website, with the goal of facilitating 360 ADUs over eight years.	12/31/2029	6th Cycle	Completed	The City has issued and finaled building permits for 394 ADU's since the beginning of the Housing Element's Planning Period (June 30, 2020). As part of the City's Pre-approved ADU (PAADU) program, the City developed educational materials that touch the ADU permit process, common pitfalls, and techinical considerations for homeowners. While the resources are intended for PAADU units, they can be used for an ADU permit application. City staff often refer and direct applicants to such resources for guidance. Additionally, the City is undergoing a department-wide permit streamling effort which will update public facing documents including ADU handouts.	Units	360	Link to the City's Pre-approved ADU Program: https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU

2.1 Accessory Dwelling Units	In 2022, review the ADU ordinance for compliance with State law, including objective design standard requirements and amend the ordinance as necessary and appropriate	12/31/2029	6th Cycle	Continuous	Staff reviewed and updated the City's ADU ordinance in 2024 as part of the annual omnibus effort. However, before the item was brought to City Council, the City received a letter from the California Housing Defense Fund outlining concerns with the proposed ADU updates. Since receiving the letter on February 18, 2025, staff have been working to address the comments and revise the ordinance accordingly. State laws adopted during the 2025 legislative session prompted further updates to the ADU ordinance. Staff anticipate the Ordinance to be submitted for HCD review in the second quarter of 2026.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.1 Accessory Dwelling Units	Amend the ADU ordinance in 2022 to allow ADUs on churches and places of worship, and other premises with social organizations as the principal land use	12/31/2022	6th Cycle	In Progress	City staff are including language that would allow ADUs on churches and places of worship by right as part of the 2026 ADU ordinance update. Although the City's local ADU ordinance does not currently include language regarding ADUs on churches and places of worship, staff continue to follow and defer to State ADU law. If the City were to recieve a request for an ADU to be built on the premises of a religious facility, the ADU would be allowed by right.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.1 Accessory Dwelling Units	Continue to offer the City's incentives to facilitate ADU development: removed parking requirements and owner-occupancy requirement beyond the State-established sunset year of 2025	12/31/2029	6th Cycle	Continuous	City staff continue to promote reduced parking requirements for ADUs to facilitate construction.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

2.1 Accessory Dwelling Units	Develop eight to nine pre-approved ADU floor and architectural plans by 2022	12/31/2022	6th Cycle	Completed	In 2024, the City worked with RRM Design Group to develop 4 pre-approved ADU (PAADU) architectural plans. With reallocation of LEAP funding, the City also developed a public-facing ADU guidebook and complementary resources that help guide homeowners through the ADU permitting process. In 2024, the City held 2 community outreach and engagement events to raise awarness of the program, in which, approximately 142 people attended. In 2025, City staff provided a program update to Planning Commission and City Council. Although RRM developed 4 PAADU plans, each plan is customizable (e.g., a homeowner can choose to build Plan 1 as a Studio or one bedroom), thereby effectively creating 8 plans.	Other	4	Link to the City's Pre-approved ADU Program: https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU
2.1 Accessory Dwelling Units	Monitor the trend of ADU construction annually, including affordability, in the City through the Housing Element Annual Progress Reports. If trends indicate a potential shortfall in meeting the estimated 360 ADUs, or by affordability, strengthen the City's efforts to incentivize ADU construction and reassess and revise the City's overall sites strategies for the RHNA within six months through adjusting ADU capacity assumptions consistent with actual permitted units, identifying additional sites to increase the City's No Net Loss Buffer to the extent necessary to fully accommodate the RHNA (see also Program 1.1 for monitoring of no net loss) and rezoning if necessary	12/31/2029	6th Cycle	Continuous	The City monitors ADU construction annually as a part of the Housing Element APR process and monthly as part of the RHNA tracking process. Since the beginning of the Housing Element's Planning Period (June 30, 2020), the City has issued and finaled building permits for 394 ADU's, exceeding the initial projected number of 360 ADUs for the planning period.	Units	360	For any additional questions, please reach out to Pricila.Roldan@escondido.gov

2.2 First-Time Homebuyer Assistance	Assist one household annually with HELP (for eight households over the Housing Element planning period)	12/31/2029	6th Cycle	Continuous	The City of Escondido manages 111 active First-time Homebuyer loans. The Program served one individual for the 2025 calendar year. Housing and Neighborhood Services staff continues to provide information about the First-time Home Buyer Program to residents. Although there's public interest in the program, HUD's HOME requirement for a home to fall within HUD's maximum purchase price prevents individuals from participating in the First-time Homebuyer program. The median list price of a home in Escondido according to Realtor.com is $879,000 which is $181,000 more than the maximum purchase price set by HUD, $698,000. San Diego's exorbitant housing prices and increasing interest rates make it nearly impossible for individuals who can afford a home to qualify for the First-	Persons	1	Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9. For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.2 First-Time Homebuyer Assistance	Beginning in 2022, explore funding availability annually and pursue additional funding to expand the program scope and eligible households for the First-Time Homebuyer Assistance Program	12/31/2029	6th Cycle	Continuous	Housing and Neighborhood Services Staff are actively exploring alternative funding/grant opportunities to fund and expand this program.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.3 Essential Middle Income Rental Housing Program	Identify rental properties for potential acquisition and conversion to affordable housing under the CalCHA program, specifically pursue at least one affordable housing project under the CalCHA program in Downtown over the HE planning period.	12/31/2029	6th Cycle	Continuous	In 2025, the City did not receive inquiries to convert properties to affordable housing.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.4 Housing Choice Vouchers	Continue to provide information on and refer eligible households to the Housing Choice Voucher	12/31/2029	6th Cycle	Continuous	The City continues to market the Housing Choice Voucher Program and other rental assistance programs such as HUD Section 8 rental assistance on the City's website and public counters.	Other	1	Link to the City's Housing and Neighborhood Services website: https://www.escondido.gov/214/Housing-Neighborhood-Services

2.4 Housing Choice Vouchers	Rental Assistance for extremely low /very low income households – 1,000 households with Housing Choice Vouchers; 30 senior/disabled households for rent sub with HUD Section 8	12/31/2029	6th Cycle	Continuous	In 2025, HUD's Section 8 housing program provided assistance to 876 Escondido residents. There were 5,276 on the waitlist. As part of the 2025 Consilidated Plan, the City allocated a total of $72,000 to the City's local Rental Subsidy Program. Previously, the City served a total 18 seniors with an ongoing rent subsidy of $200 per month. In 2025, the City expanded the program allowing the City to serve 30 households. On October 15, 2025, City Council directed staff to increase the assistance amount to serve additional households. In 2026, staff will be presenting funding allocation options to increase the number and amount of subsidy for households.	Households	1030	Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9. For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.4 Housing Choice Vouchers	Annually assist about 30 very low income households with rent subsidies at apartment complexes and mobile home parks.	12/31/2029	6th Cycle	Continuous	Please refer to line item 42 for information on the City's Housing Choice Voucher.	Households	30	None
2.4 Housing Choice Vouchers	Continue to market programs on City website and at public counters	12/31/2029	6th Cycle	Continuous	Please refer to line item 41 for information on marketing of the City's Housing Choice Voucher.	Other	1	None
2.5 Mobile Home Park Conversion	Annually promote home ownership opportunities for lower and moderate income mobile home tenants. As needed, provide technical assistance to mobile home park tenants and assist in the application for funding from HCD to pursue mobile home park conversion to resident ownership.	12/31/2029	6th Cycle	Continuous	In 2025, the City sold two mobile homes to a developer. The City's Real Property team took over the process after Housing looped them in. Real Property is currently considering enacting the Surplus Land Act to begin selling mobile home spaces as lots. The team is currently evaluating benefits and drabacks in persuing this option.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.6 Mobile Home Rent Review	Throughout the Planning Period, review proposed increases in rents in mobile home parks. The Rent Review Board considers such requests with the objective of maintaining affordability of the units.	12/31/2029	6th Cycle	Continuous	In 2025, 4 short-form applications were submitted, all of which were approved. No long-form applications were submitted. No pending applications at the moment of review	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

2.7 Special Needs Housing	Review and revise the Zoning Code as necessary in 2022 to remove constraints to special needs housing, specifically to: • Comply with SB 745 and AB 2162 for transitional and supportive housing. • Comply with SB 2 separation requirement. • Comply with Employee Housing Act. • Ensure findings for reasonable accommodation requests are objective. • Permit residential care facilities for seven or more persons as similar uses in the same zone. • Permit manufactured housing meeting building code standards in zones where residential uses are permitted.	12/31/2022	6th Cycle	In Progress	In 2024, the City began collaboration with SANDAG's Housing Acceleration Technical Assistance Program (HAP TA) to develop Zoning Code amendments that will address provisions of special needs housing including transitional housing, emergency shelters, employee housing, reasonable accommodation for persons with disabilities, residential care facilities, and manufactured homes. However, at the time, the City did not have the staff capacity to act on the ordinances at once. In the Summer of 2025, the City hired two new long range planning staff, resulting in a total of 3 dedicated full time staff members for long range functions. Zoning Ordinance updates are underway. Staff anticipates updated ordinance sections to go before decision makers in 2026.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.8 Affordable Housing Development	At least once a year explore funding availability under various programs and pursue funding if appropriate, with the goal of facilitating the development of 570 lower income units over eight years	12/31/2029	6th Cycle	Continuous	In the last five years, the City's Housing and Neighborhood Services team has successfully released 2 RFPs seeking to provide long-term affordable housing, building a total of 60 affordable units. Currently, staff are finalizing a $4.5 million Request for Proposals (RFP) to build one or two more affordable housing development(s).	Units	570	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

2.8 Affordable Housing Development	Annually conduct outreach to developers for affordable housing opportunities	12/31/2029	6th Cycle	Continuous	The City has only had one full-time long range planner to handle long range planing tasks: Climate Action Plan, Housing Element Implementation, Annual Reporting, and more. Limited staff capacity has prevented the City from carrying out the implementation of Program 2.8. In the Summer of 2025, the City was able to hire a Principal Long-range Planner and a Senior Long-range Planner, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	1	None
2.9 Inclusionary Housing Assessment	By the June 1, 2022, Present the City's Housing Subcommittee with a list of all San Diego County jurisdictions that details whether they maintain an adopted inclusionary housing ordinance, and the extent of such ordinance	6/1/2022	6th Cycle	Completed	In January and February of 2022, Planning staff presented to the City's Housing Subcommittee on inclusionary housing regulations at the countywide level. The subcommittee agendas for those meetings can be found at the following links listed below. Staff presented an original content inforgraphic and table consisting of all inclusionary programs adopted and in process at that time. https://escondido-ca.municodemeetings.com/sites/escondido-ca.municodemeetings.com/files/fileattachments/housing_ad-hoc_subcommittee_meeting/meeting/packets/16671/2022_jan_20_housing_subcommittee_agenda.pdf https://escondido-ca.municodemeetings.com/sites/escondido-ca.municodemeetings.com/fi	Other	0	None

2.9 Inclusionary Housing Assessment	By the June 1, 2022, provide the City's Housing Subcommittee with research on alternative inclusionary housing mechanisms not evaluated within the Residential Feasibility Sector Study (2021)	6/1/2022	6th Cycle	Completed	At the January and February 2022 Housing Subcommittee meetings, staff presented alternative inclusionary mechanisms that could provide for affordable units throughout the City, including case studies outside of California. This included discussion on the use of a housing trust fund to support creation of affordable units, which was ultimately adopted as part of the East Valley Specific Plan.	Other	0	None
2.9 Inclusionary Housing Assessment	Beginning January 1, 2023, staff will assess the number of affordable units processed annually for development since the start of the sixth cycle planning period. In the event two consecutive annual reviews show that processing of affordable units is not on track to meet projected goals, a sector feasibility study will occur to reassess an affordable housing obligation	1/1/2023	6th Cycle	Not Yet Started	In 2023 it was determined that the City's affordable units were not numerically on track with projected RHNA allocations, triggering the need to conduct a Residential Sector Feasibility Study (RSFS). The City has not had the funding or staff capacity to act on such obligations; however, in the Summer of 2025, the City hired two new long range planning staff, resulting in a total of 3 dedicated full time staff for long range planning functions. Approval of Measure I in April 2025 will generate additional funding for the City, creating an opportunity that will allow planning staff to move forward with this effort once funding is secured. Staff are actively advocating for leadership to prioritize the study. If funding is provided, staff anticipate to finalize the RSFS by the end of 2027.	Other	0	Link to Escondido's website and Measure I: https://escondido.gov/1219/Measure-I

2.10 SB 9 Ordinance	By June 1, 2022, amend Chapters 32 (Subdivisions) and 33 (Zoning) of the City's Municipal Code for compliance with SB 9	6/1/2022	6th Cycle	Completed	In 2022, the City adopted an SB 9 ordinance via Ordinance number 2022-18, which created two new sections in Article 6 of the Escondido Zoning Code. Sections 33-115 and 33-116 touch on the standards and procedures to build two single family dwellings in a single family lot and/or lot split one single family parcel into two.	Other	1	Escondido Zoning Code, Article 6 Residential Zones: https://ecode360.com/43265438#43265573
2.10 SB 9 Ordinance	Beginning in 2023, monitor the trend of SB 9 development annually, including affordability, in the City through the Housing Element Annual Progress Reports. City staff will assess the following metrics associated with the citywide SB 9 ordinance: 1. Where the majority of SB 9 subdivisions are occurring within the City (through spatial analysis) 2. The number and type of development (i.e., number of units developed per lot and unit type) 3. Whether the owner of record at the time of development retained a property developed under SB 9 past the State's 3-year requirement (note: this metric will not be available for the first 3 years of monitoring). 4. An estimate of affordability level of developed units resulting from SB 9 applications based on information provided by the property owner	12/31/2029	6th Cycle	Continuous	The City has received fewer than 10 requests for urban lot splits since 2023. There are currently four applications in the review process. Five SB 9 requests were for land subdivisions. As SB 9 projects obtain certificates of occupancy, the City will monitor ownership and affordability. Staff is also currently working with a property owner that may pursue small lot development under the Starter Home Revitalization Act as amended by SB 1123 (2024), which would be the first project processed under that law for the City.	Other	1	None
3.1 Housing Rehabilitation	Rehabilitate four rental units annually (32 units over eight years)	12/31/2029	6th Cycle	Continuous	In FY 23-24, the City rehabilitated 15 units. In FY 25, the City of Escondido allocated $50,000 in CDBG funding to provide a Minor Home Repair Program to seniors. Staff are working to plan and implement that program.	Units	32	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.1 Housing Rehabilitation	Pursue additional funding to reinstate the owner-occupied rehabilitation program and expand the rental rehabilitation program, including an acquisition/rehabilitation component	12/31/2029	6th Cycle	Not Yet Started	No housing rehabilitation programs were initiated by the City in the 2025 FY.	Other	0	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

3.2 Focus on Neighborhoods	Allocate funding for neighborhood services and improvements through the CDBG Annual Action Plan process. Prioritize neighborhood focus in PINs, Environmental Justice Communities, Census Tracts 202.13 and 202.14, and any other areas with a concentration of lower-income households while ensuring anti-displacement measures are implemented to reduce or eliminate the potential for displacement and gentrification	12/31/2029	6th Cycle	Continuous	Every year, the City's Housing and Neighborhood Services staff releases a request for proposals for community improvement projects located in Disadvantaged Communities. Staff selects projects based on need, location, and implementation feasibility. The following projects were selected for the 2025 fiscal year: • Legal Aid Support for Escondido Residents with interest in fair housing • Operation HOPE-North County's Steps to Independence program, which provides 24/7 emergency shelter and supportive services • Family Counceling for the prevention and early intervention of behavioral health problems in young school aged children • Senior Cares Program to provide counseling and referral of services to approximately 200 low- and	Other	1	None
3.2 Focus on Neighborhoods	Utilize CDBG funds for the purpose of tenant rental assistance to a minimum of 50 families through the planning period to reduce displacement within priority neighborhoods	12/31/2029	6th Cycle	Continuous	On October 15, 2025, City Council authorized a Subrecipient Agreement with Escondido Education COMPACT to administer a rental mortgage, and utility assistance program for low- and moderate-income residents using $1,660,000 in CDBG-CV funds. These CDBG-CV funds are available for one-time use and all grant expenses must be expended by July 24, 2026. COMPACT will serve 225 residents with rent or mortgage assistance and 180 with past due utilities.	Households	50	The October 15, 2025 City Council meeting video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9.
3.2 Focus on Neighborhoods	Utilize CDBG funds for the purpose of tenant rental assistance for 100 unique individuals annually through the planning period to reduce displacement within priority neighborhoods	12/31/2029	6th Cycle	Continuous	Please refer to line item 58	Persons	100	None

3.2 Focus on Neighborhoods	Implement General Plan policies from the Mobility and Infrastructure, and Community Health and Services Elements surrounding safe routes to schools programming (Pedestrian Network Policy 3.9), and pursue agreements with Escondido school districts to enable city residents to joint use school facilities for recreational purposes (Parks and Recreation Policy 2.12)	12/31/2029	6th Cycle	In Progress	In 2025, Escondido staff worked towards the Mobility and Infrastructure Element update. Walk audits and other community engagement events informed improvements around safe routes to schools. Once the Mobility and Infrastructure Element update is completed, expected in 2026, the City will pursue agreements with Escondido school districts to implement improvements and use facilities for recreational purposes.	Other	0	Mobility Element Update website: https://fp.mysocialpinpoint.com/escondido-CATS
3.2 Focus on Neighborhoods	Complete construction of, at minimum, four projects that ensure Safe Routes to Schools during the planning period, such as infill of missing sidewalks, bike lanes, and modification to traffic signals	12/31/2029	6th Cycle	Not Yet Started	Please refer to line item 60	Other	4	None
3.2 Focus on Neighborhoods	Complete, at minimum, one shared use agreement with the Escondido school districts during the planning period	12/31/2029	6th Cycle	Not Yet Started	Please refer to line item 60	Other	0	None
3.3 Preservation of At-Risk Housing	Annually, track the status of Silvercrest and other affordable housing developments with the intention of working with owners to extend affordability periods	12/31/2029	6th Cycle	Continuous	The Housing and Neighborhood Services team has identified three affordable housing properties that are nearing their affordability expiration date: Daybreak Grove (13 units), Sunrise Place (8 units), and Silvercrest (75 units). Daybreak Grove (13 units): On December 23, 2025, City staff sent the final contract to renew affordability for Daybreak Grove. The execution of the agreement would extend affordability of the property for 40 years. The City anticipates receiving a final version of the agreement within 14-business days.The City is currently awaiting the requested information from the ownership entity so the agreement can be finalized and recorded. Sunrise Place (8 units): Housing and Neighborhood staff anticipate sending	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

3.3 Preservation of At-Risk Housing	Work to extend affordability covenants on Silvercrest beginning in 2022, and for other affordable housing projects 2 years prior to their end date	12/31/2029	6th Cycle	In Progress	Please refer to line item 63	Other	0	None
3.3 Preservation of At-Risk Housing	Contact qualified entities and other affordable housing developers to solicit their participation in extending affordability covenants on existing affordable housing projects 2 years prior to a covenant's contractual end date	12/31/2029	6th Cycle	Continuous	Please refer to line item 63	Other	1	None
3.3 Preservation of At-Risk Housing	If a Notice of Intent is filed by any affordable housing project to convert to market-rate, ensure the project complies with the expanded noticing (three-year, one-year, and six-month) as required by State law	12/31/2029	6th Cycle	In Progress	No affordable housing projects have submitted a Notice of Intent to convert to market rate during this reporting period.	Other	0	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.3 Preservation of At-Risk Housing	Support the applications by nonprofits in their pursuit for funding to preserve affordable housing projects	12/31/2029	6th Cycle	Continuous	No applications were submitted to the City in the 2025 CY.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.3 Preservation of At-Risk Housing	If necessary, refer existing tenants to waiting lists of affordable developments as soon as possible to allow time for the waiting period and for relocation	12/31/2029	6th Cycle	Continuous	City Housing and Neighborhood Services staff provide the Affordable Housing brochure to community members seeking housing resources. During this reporting period, Juniper Senior and Valley Senior, both senior affordable housing communities, contacted the City regarding potential unit availability. When income qualified senior households contact the City for assistance, staff refer them to these properties and share contact information so they may apply directly. Staff continue to make referrals as updated availability information is received.	Other	1	Link to Affordable Housing Brochure: https://www.escondido.gov/DocumentCenter/View/4837/Housing-Assistance-Brochure---English-PDF
3.4 Fair Housing	Annually through the funding allocation process, allocate resources to retain qualified fair housing service provider(s) to provide fair housing outreach, education, complaint investigation, testing, and legal services, as well as tenant/landlord counseling and mediation services.	12/31/2029	6th Cycle	Continuous	The City of Escondido contracts with Legal Aid Services of San Diego (LASSD) annually to provide fair housing outreach, education, complaint investigation, testing, and legal services, as well as tenant/landlord counseling and mediation services.	Other	1	None

3.4 Fair Housing	The City's Fair Housing Provider to assist at least 200 persons annually	12/31/2029	6th Cycle	Continuous	LASSD served 246 Escondido residents with fair housing outreach, education, complaint investigation, testing, legal services (referral, advice, or representation), as well as landlord/tenant counseling and mediation services.	Persons	200	None
3.4 Fair Housing	The City's Fair Housing Provider to conduct random testing on a regular basis (a minimum 10 tests per year) to identify issues, trends, and problem properties. Adjust the random testing program to reflect new 2020 Census data and emerging trends in the City.	12/31/2029	6th Cycle	Continuous	In FY 24-25, LASSD conducted 10 paired tests to detect fair housing discrimination from housing providers. Zero tests were conducted in Q1, 2 tests in Q2, 4 tests in Q3, and 4 tests in Q4. Zero tests were conducted in Q1 of FY 25-26.	Other	10	None
3.4 Fair Housing	The City's Fair Housing Provider to annually provide training and technical assistance to City staff regarding fair housing law, reasonable accommodations, and current fair housing events.	12/31/2029	6th Cycle	Continuous	No training sessions were conducted through LASSD in 2025, as none were requested by City staff. In 2026, LASSD will provide trainings to City staff upon the City's request.	Other	1	None
3.4 Fair Housing	The City's Fair Housing Provider to annually participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH) regional housing fair as a means of providing education to the public on fair housing issues.	12/31/2029	6th Cycle	Continuous	The was no SDRAFFH Regional Fair Housing event in 2025.	Other	1	None
3.4 Fair Housing	The City's Fair Housing Provider to participate in SDRAFFH quarterly meetings on fair housing regulation and discussion.	12/31/2029	6th Cycle	Continuous	LASSD staff planned attended all SDRAFFH quarterly and subcommittee meetings and is an active participant of the committee. Managing Attorney Amalea Romero serves as President. SDRAFFH meetings were held on 8/22/2024, 9/19/2024, 10/17/24, 11/24/24, 12/19/24, 1/23/2025, 2/27/2025, 3/27/2025, 4/24/2025, 5/22/2025, 6/26/2025, 7/24/2025, 9/4/2025, and 9/25/2025.	Meetings	4	None

3.4 Fair Housing	The City's Fair Housing Provider to attend an April City Council meeting to accept the City's Fair Housing Month Proclamation and provide education to the City Council.	12/31/2029	6th Cycle	Continuous	LASSD attended Escondido City Council Meeting on April 23, 2025 to accept the Fair Housing Month Proclamation. This is an annual presentation. In 2026, LASSD will attend a City Council Meeting in April.	Meetings	1	None
3.4 Fair Housing	In 2022, develop an expanded fair housing outreach program via a multi-media and multi-lingual approach, with increased efforts in the Downtown and EVSP areas. The outreach program will include: • Development, production, and distribution of fair housing brochures and/or pamphlets regarding fair housing law and regulatory issues; seminars; workshops; events; and educational forums. • Development and maintenance of a toll free phone system to receive fair housing complaints, to resolve or refer such complaints to the appropriate source for resolution, and to maintain and provide to the City complete statistical record on all complaints and their resolution.	12/1/2022	6th Cycle	Completed	LASSD continues to provide a broad-based outreach program to provide fair housing education to the community of Escondido. LASSD maintains current information regarding the fair housing and tenant protections on the City's website in English and Spanish. In addition, Spanish translators and flyers in both English and Spanish are made available at all LASSD fair Housing workshops. An example of this in practice is that LASSD distributed 100 flyers (75 English; 25 Spanish) at the Escondido Community Child Development Center and 100 flyers (75 English; 25 Spanish) at the Escondido Covered California Enrollment Center on 5/21/2025. LASSD held 14 webinars, 5 outreach events, and 1 traning throughout the 2024-2026 FY. LASSD maintains a toll-free	Other	1	Escondido Housing and Neighborhood Services website: https://escondido.gov/214/Housing-Neighborhood-Services
3.4 Fair Housing	In 2022, revise the scope of services by the fair housing service provider--Legal Aid Society of San Diego (LASSD), to conduct at least two fair housing workshops within Escondido, with targeted outreach to residents in the Downtown and EVSP areas, as well as within Census Tracts 202.13 and 202.14	12/1/2022	6th Cycle	Completed	The City revised LASSD's scope of services to inlcude fair housing workshops on 07/01/2022. LASSD continues to implement a comprehensive outreach program to educate the Escondido community on fair housing. In 2025, LASSD conducted approximately eight Fair Housing webinars with targeted outreach to residents in the Downtown and EVSP areas.	Other	1	None

3.4 Fair Housing	Beginning in 2022, increase outreach and education on the use of HCV to both tenants and landlords, including the new State source of income protection (SB 329 and SB 222) by holding at least one educational event annually during the planning period to landlords and residents on the use of HCV and fair housing topics. Target additional outreach efforts in Downtown and EVSP areas, and high resource/low density areas; especially in areas where ADUs and SB 9 development have been constructed to promote the use of HCVs in lower density areas, with a goal of reaching at least 50 individuals annually in each target area	12/31/2029	6th Cycle	Continuous	LASSD continues to provide a broad-based outreach program to provide fair housing education to the community of Escondido. LASSD maintains current information regarding the fair housing and tenant protections on our website in English and Spanish.	Other	1	None
3.4 Fair Housing	Annually, staff will conduct spatial analysis to determine where ADU and SB 9 construction is generally aggregating within the City and sphere of influence. Specifically, the City will assess whether such development/construction is occurring within identified racially concentrated areas of affluence (RCAAs), and high resource/lower density areas.	12/31/2029	6th Cycle	Continuous	The City's permitting software, Cityworks, tracks both ADUs and SB 9 projects. As of December 31, 2025, the City has finaled a total of 292 ADUs. The finaled ADU projects are spatially distributed across the jurisdiciton. Regarding SB 9, the City has recieved fewer than 10 SB 9 applications since 2023, with the approval of four, and five in the permit review process. SB 9 projects are spatially distributed across the jurisdiction.	Other	1	None
3.4 Fair Housing	In the event ADU and SB 9 development/construction is decreasing annually within identified RCAAs, and high-resource/lower density areas, the City will increase targeted education for ADUs, SB 9 development, and HCVs within these identified areas to reach an additional 50 individuals annually, in order to expand the availability of affordable housing in resource-rich areas.	12/31/2029	6th Cycle	Continuous	To date, the city has not identified a disproportionate decrease in applications for ADUs or SB 9 applications in RCAAs. Therefore, an increase in targeted education for ADUs, SB 9 development, and HCVs within target areas is not necessary and has not occured.	Persons	50	None

3.4 Fair Housing	Pursue adoption of the EVSP in 2022 and implementation to expand locational and housing type choices through zone changes within the EVSP plan area that will allow for an addition of up to 2,185 new dwelling units, and through the Affordable Housing Trust Fund (AHTF), which will utilize in-lieu fees associated with lower production densities to finance affordable housing off site. The AHTF will be finalized and created within 18 months of the EVSP adoption. The City commits to utilizing AHTF funds, in tandem with other affordable housing funds (e.g., PLHA, SB 2) and/or private development, to fund/construct a minimum of 100 deed restricted affordable units over the planning period.	12/31/2029	6th Cycle	In Progress	The East Valley Specific Plan was adopted on July 19, 2023 via Ordinance 2023-10. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.	Other	1	Link to the East Valley Specific Plan: https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF
3.4 Fair Housing	Expand housing in the EVSP area through the Affordable Housing Trust Fund (AHTF), which will utilize in-lieu fees associated with lower production densities to finance affordable housing off site.	12/31/2029	6th Cycle	In Progress	In 2025, the City applied for SANDAG's Smart Growth Incentive Program 6th Cycle round of funding with the recommendation from SANDAG staff. The City's application included the development of an affordable housing trust fund (AHTF). At their Septmber 10, 2025 meeting, the SANDAG TransNet Independent Taxpayer Oversight Committee questioned the alignment of the program with the governning TransNet ordinance and denied the City's application.	Other	0	Link to the Septmber 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: https://www.youtube.com/watch?v=AUzU80
3.4 Fair Housing	The AHTF will be finalized and created within 18 months of the EVSP adoption. The City commits to utilizing AHTF funds, in tandem with other affordable housing funds (e.g., PLHA, SB 2) and/or private development, to fund/construct a minimum of 100 deed restricted affordable units over the planning period.	1/1/2025	6th Cycle	In Progress	Staff are working on a strategy to develop a stepped approach to develop an AHTF. Staff are also exploring alternative funding sources. Please refer to line 82.	Units	100	Link to the Septmber 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: https://www.youtube.com/watch?v=AUzU80

3.4 Fair Housing	In 2022, develop an Affirmative Marketing Plan (AFM). The primary purpose of affirmative marketing is to reduce patterns of segregation and encourage integration in housing by promoting housing choices and opportunities regardless of one's protected characteristics, such as race, color, religion, national origin, or disability.	12/31/2022	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	None
3.4 Fair Housing	The City commits to annually monitor all developments with affordable units for adherence to the Affirmative Marketing Plan requirements.	12/31/2029	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	None

3.4 Fair Housing	The City will conduct educational outreach on the Affirmative Marketing Plan as part of the expanded fair housing outreach program the Private Market/Limited Outreach program (Discrimination in Capacity - Meaningful Action II), to the Downtown and EVSP areas, and Census Tracts 202.13 and 202.14.	12/31/2029	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	None
3.4 Fair Housing	In 2022, amend the ADU ordinance to allow ADUs on churches and places of worship, and other premises with social organizations as the principal land use (see Program 2.1). There are several religious institutions throughout the City located within high resource/lower density areas.	12/31/2022	6th Cycle	In Progress	Please refer to line item 34	Other	0	None
3.4 Fair Housing	Once the Zoning Code is amended, City staff will conduct biannual outreach and education workshops to religious facilities and social organizations to solicit interest and provide technical assistance on this process.	12/31/2029	6th Cycle	Not Yet Started	City staff are working to update the local ADU ordinance to include a by right approval of ADUs on churches and places of worship as part of the 2026 ADU ordinance update. Once an update ordiance is adopted, City staff will begin conducting biannual outreach and education workshops to religious facilities and social organizations.	Meetings	2	None
3.4 Fair Housing	City staff will contact all religious facilities and social organizations with active business licenses within the City as annual outreach to educate entities on this process to facilitate a goal of 21 new ADUs over the planning period.	12/31/2029	6th Cycle	Not Yet Started	City staff are working to update the local ADU ordinance to include a by right approval of ADUs on churches and places of worship as part of the 2026 ADU ordinance update. Once an update ordiance is adopted, City staff will begin conducting outreach with the goal of facilitating 21 units over the planning period.	Units	21	None

3.4 Fair Housing	Conduct neighborhood improvements pursuant to the City's Capital Improvement Plan, CDBG Consolidated Plan, and future Active Transportation Plan (scheduled for 2023). The City will pursue the following public improvement projects located in the Downtown, EVSP, and within Census Tracts 202.13 and 202.14: Downtown: • Pedestrian Signal Crossings at Tulip Street and Quince Street • Grand Avenue Streetscape Improvements between Maple and Juniper, including a roundabout at Broadway and Grand EVSP: • Creek Trail Crossing Improvements between Hickory and Harding (Harding to Fig overlaps with Tract 202.13) Census Tracts 202.13 and 202.14: • Creek Trail Crossing Improvements between Juniper and Fig • Restroom and Lighting Improvements at Grape Day Park • Aquatics Center at Grape Day Park	12/31/2029	6th Cycle	In Progress	Downtown: • The pedestrian signal crossings at Tulip Street and Quince Street were completed in 2023 • The Grand Avenue Streetscape Improvements between Maple and Juniper and roundabout at Broadway and Grand were completed in June 2025. EVSP: • Creek Trail Crossing Improvements between Hickory and Harding (Harding to Fig overlaps with Tract 202.13) were completed in 2022. Census Tracts 202.13 and 202.14: • Creek Trail Crossing Improvements between Juniper and Fig were completed in 2022. • The restroom and Lighting Improvements at Grape Day Park are nearing the end of engineering design. Construction is expected to begin in 2026.	Other	0	None

3.4 Fair Housing	By end of 2022 develop an Environmental Justice Element to redress social equity disparities by prioritizing and targeting CAP and Environmental Justice implementation projects into the most vulnerable areas as defined by the “2020 Social Equity and Health Index Map," Environmental Justice Communities (EJ Communities) identified within the Environmental Justice Element. Projects identified include: • Reducing urban heating and increasing carbon sequestration through planting and maintenance of 1,010, low water and/or native street trees by end of 2030; • Promote physical activity through installation of a fitness court at Washington Park by end of 2023. • Promote physical activity through installation of a skate park at Westside Park by end of 2025. • Promote physical activity by completing all phases of the Citywide Access Improvements Project by the end of the planning period, which includes sidewalk infill in East, Central, and Downtown Escondido—all areas located within PINs.	12/31/2022	6th Cycle	Completed	On October 1, 2025, the Escondido City Council adopted Resolution No. 2025-112 which approved the addition of an Environmental Justice section to the Community Health and Services chapter of the General Plan. At the same time, City staff have been working on the installaion of a fitness court at Washington Park, a skatepark at Westside park, and various improvements that promote physical activity such as Escondido Creek Trail renovations, the installation of outdoor fitness courts, and upgrades to existing playgrounds at various parks in PIN neighborhoods.	Other	1	City Council Staff report adopting the Environmental Justice Element: https://mccmeetings.blob.core.usgovcloudapi.net/escondidca-pubu/MEET-Packet-4964edd74cd847089f95c1bda28ec112.pdf
3.4 Fair Housing	By December 31, 2022, begin the process of establishing a Clean Energy Equity Plan (completion by January 1, 2025) to improve equitable access to clean and sustainable energy in PINs and EJ Communities.	12/31/2022	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal. In CY 2026 staff will request budget allocation to move forward with this effort.	Other	0	None

3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: An education program that engages with at least 50 residents annually within PINs and EJ Communities, at minimum, in English and Spanish, to educate residents on EV and solar regulation and resources (i.e., charging resources, rebate resources) in order to increase solar and EV ownership, EV car-sharing, and installation of EV chargers in existing multi-family projects. Staff will monitor solar and EV charging station installations through building permits at all multi-family projects and mobile homes annually.	12/31/2022	6th Cycle	Not Yet Started	Please refer to line item 92	Units	50	None
3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: A local home retrofit program for alternative fuel water heaters to reinvest in PINs and EJ Communities, with a focus on the oldest housing stock, with a goal to retrofit 15 water heaters annually. Staff will monitor alternatively fueled water heater retrofits through building permits annually.	12/31/2022	6th Cycle	Not Yet Started	Please refer to line item 92	Other	0	None
3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: A micro-grid feasibility study to identify clean energy development and access. The City commits to implement an action program based on the feasibility study's results within PINs and EJ Communities.	1/1/2025	6th Cycle	Not Yet Started	Please refer to line item 92	Other	0	None
3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: Educate at least 50 homeowners and tenants of multi-family housing annually about weatherization projects and the cost savings gained from energy efficient homes through training programs offered in English and Spanish.	1/1/2025	6th Cycle	Not Yet Started	Please refer to line item 92	Persons	50	None

3.4 Fair Housing	No later than December 31, 2025, adopt an Urban Forestry Program, which would include the following: A complete assessment of existing conditions and calculate canopy coverage percentage for PINs and EJ Communities in order to. create a tree planting and replacement plan to achieve coverage within PINs and EJ Communities of at least 35% in residential areas and 15% in nonresidential areas. The planting and replacement plan will strategically facilitate the completion of the 1,010 tree planting project	12/31/2025	6th Cycle	In Progress	The City received funding from the US Forest Service to develop an Urban Forestry Management Plan. On Feburary 19, 2025, the City intiated a contract agreement with consultant, Dudek, to start the project. Since, Dudek staff and the City have initiated a partial tree inventory, existing conditions assessment, and narrative with action items to increase the City's tree canopy. Staff anticipate finalizing the plan by the end of 2026.	Other	0	Urban Forestry Management Plan Website: https://www.yourescondido.com/urban-forest-management-plan-ufmp-survey
3.4 Fair Housing	By 2025, complete all phases of the Escondido Creek Trail project, which will promote physical activity and public facilities through new pedestrian pathways and at grade road crossings resulting in an addition of 2.5 acres of parkland within PIN and EJ Communities	12/31/2025	6th Cycle	In Progress	Construction for the Escondido Creek Trail improvements began in February 2025. The project is expected to be completed mid 2026.	Other	0	Escondido Creek Trail website: https://www.escondido.gov/392/Escondido-Creek-Trail
3.4 Fair Housing	By 2023, the City commits to equity prioritizations when creating development agreements. A Development Agreement is a voluntary legal agreement, approved by the City Council, between the City and a developer involving a development project. Generally, Development Agreements involve negotiations in which developers obtain increased certainty in return for providing more considerations of public benefit than would normally be required. Specifically, the City commits to prioritizing at least three development agreement benefits in the PINs, Environmental Justice Communities, and Census Tracts 202.13 and 202.14 during the planning period. Examples of development agreement benefits include new public amenities such as park infrastructure, and improved public facilities such as sidewalk infill.	12/31/2023	6th Cycle	Continuous	On November 18, 2025, the City of Escondido's Planning Commission approved The Maple project, located at 137 W Valley Parkway, Escodido, CA. As part of the project, the Maple development will convert 118 parking spaces into a 128 housing development and provide public art near the adjacent publicly accessible Maple Street Plaza. Staff anticipate the project to be approved by City Council in January of 2026. Staff continue to explore ways to incorporate other public amenities that would benefit the 202.13 and 202.14 Census Tracts.	Other	3	For any additional questions, please reach out to Sally.Schifman@escondido.gov
3.4 Fair Housing	Amend the Zoning Code in 2022 to require replacement of existing units deed restricted or occupied by lower income households as a condition of project approval (see Program 1.1).	12/31/2027	6th Cycle	In Progress	Please refer to line item 15	Other	0	None

3.4 Fair Housing	Amend Zoning Code in 2022 to require by-right approval of housing development that includes 20% of the units as housing affordable to lower income households, on reuse and rezone sites (see Program 1.3).	10/25/2023	6th Cycle	Completed	Please refer to line item 18	Other	1	None
3.4 Fair Housing	Pursue at least one affordable housing project under the CalCHA program in Downtown over the HE planning period (see Program 2.4).	12/31/2029	6th Cycle	Continuous	Please refer to line item 40	Other	1	None
3.4 Fair Housing	Prioritize funding for rehabilitation and deed restriction of multi-family rental housing in Downtown, with the goal of achieving 16 units (see Program 3.1)	12/31/2029	6th Cycle	Continuous	Please refer to line item 55	Units	32	None
3.4 Fair Housing	Present to City Council findings on such protections and recommend for adoption of appropriate tenant protection policies, such as Right to Return, Just Cause for Eviction, and any other policies as directed by City Council by end of 2024.	12/31/2024	6th Cycle	Continuous	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.4 Fair Housing	Evaluate South Centre City Specific Plan and Downtown Specific Plan policies and standards for adequacy and efficacy in protecting existing city residents from displacement. Based on findings of this evaluation, revise the specific plans to reduce displacement risk by end of 2024.	12/31/2024	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripiling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
3.4 Fair Housing	Hold at least one educational workshop annually throughout the planning period on tenant protections, access to homeownership information, and foreclosure protections/education in each plan area referenced above, as well as within PINs, Environmental Justice Communities, and Census Tracts 202.13 and 202.14	12/31/2029	6th Cycle	Continuous	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Meetings	1	None

3.4 Fair Housing	By December 31, 2024, the City commits to revise and/or remove policies that can contribute to displacement, including crime free ordinances, and other ordinances/policies that may result in penalization of landlords and/or eviction of tenants	12/31/2024	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripiling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
3.4 Fair Housing	By July 1, 2024, establish partnerships with at least two community-based organizations to help build capacity in local communities through biannual ongoing education about displacement issues and support for community organizing, including education on community benefits agreements.	7/1/2024	6th Cycle	Not Yet Started	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov

Jurisdiction	Escondido	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
270-281-29	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.05	
270-281-31	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.08	
227-340-01	1101 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-02	1111 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-03	1121 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-04	1131 E El Norte Pkwy	Vacant		Surplus Land	0.09	
233-622-25	Chestnut Dr right of way	Vacant		Surplus Land	0.02	
233-623-38	Chestnut Dr right of way	Vacant		Surplus Land	0.1	
233-622-19	Chestnut Dr right of way	Vacant		Surplus Land	0.03	
226-202-03	1763 N Broadway	Vacant		Surplus Land	0.36	
235-083-21	1640 W 11th Ave	Vacant		Surplus Land	0.01	
235-083-35	1898 W Valley Pkwy	Vacant		Surplus Land	0.3	
231-100-01	2141 Bear Valley Pkwy	Vacant		Surplus Land	0.17	
231-100-02	2171 Bear Valley Pkwy	Vacant		Surplus Land	0.11	
238-061-48	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.11	
238-530-25	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.38	
235-331-25	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-17	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-18	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-19	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.03	
235-331-20	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.07	
235-331-21	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-23	Citracado Pkwy/Fantero Ave	Other		Surplus Land	0.01	Vacant land with portions of improved sidewalk
235-332-56	Citracado Pkwy/Fantero Ave	Other		Surplus Land	0.01	Vacant land with portions of improved sidewalk
228-400-19	Country Club Dr	Other		Surplus Land	0.03	Vacant land with portions of improved sidewalk
228-400-21	Country Club Dr	Other		Surplus Land	0.06	Improved roadway and sidewalk areas
229-310-82	E Washington Ave	Vacant		Surplus Land	0.03	
229-522-02	Poplar Way	Other		Surplus Land	0.01	Edge of improved paved lot/road
232-542-15	707 S Hale Ave	Commercial		Surplus Land	0.99	
232-372-21	707 S Hale Ave	Commercial		Surplus Land	0	

Jurisdiction	Escondido	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2020-04/29/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	35	
	Non-Deed Restricted		-	-	-	-	-	35	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	23	
	Non-Deed Restricted		-	-	5	18	-	-	-	-	-	-		
Very Low	Deed Restricted	1,864	-	25	-	-	4	-	-	-	-	-	**203**	**1,661**
	Non-Deed Restricted		13	2	20	24	51	6	-	-	-	-		
Low	Deed Restricted	1,249	-	25	10	-	-	-	-	-	-	-	**216**	**1,033**
	Non-Deed Restricted		3	13	29	34	42	60	-	-	-	-		
Moderate	Deed Restricted	1,527	-	-	-	-	-	-	-	-	-	-	**95**	**1,432**
	Non-Deed Restricted		36	16	13	11	8	11	-	-	-	-		
Above Moderate		4,967	382	168	154	521	303	267	-	-	-	-	**1,795**	**3,172**
Total RHNA		**9,607**												
Total Units			**434**	**249**	**231**	**608**	**408**	**379**	**-**	**-**	**-**	**-**	**2,309**	**7,298**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Escondido	
Reporting Year	2025	(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	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Adopt East Valley Specific Plan in 2022	12/31/2022	6th Cycle	Completed	The East Valley Specific Plan was adopted on July 19, 2023 via Ordinance 2023-10. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.	Other	1	Link to the East Valley Specific Plan: https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Provide the City's sites inventory on the City website and update the inventory at least semi-annually	12/31/2029	6th Cycle	Continuous	The City's Housing Element is publically available on the City's website. The Suitable Sites Inventory (SSI) can be found within the Housing Element. In the 2026 CY staff will be working to create a dedicated, publically accessible GIS map demostrating where SSI properties are located throughout the City. This map will also ulitmately be used to track which properties are entitled and constructed over the course of the housing cycle.	Other	1	Link to the City's regulatory documents webpage: https://www.escondido.gov/1106/Policy-and-Regulatory-Documents

1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Develop procedure for monitoring No Net Loss by the end of 2022	12/31/2022	6th Cycle	Continuous	In 2023, City of Escondido staff developed and implemented a procedure to track No Net Loss and unit replacement requirements (AB 1397 and SB 166). The No Net Loss process tracks unit count by income/affordability assumed on parcels in SSI, actual units constructed, and net change in capacity. Issued building permits are also tracked on a monthly basis. For the SB 166 replacement requirement, a secondary process for tracking has been implemented through the City's Cityworks software. Planners register the number of units demolished on an ongoing basis. In 2025, Planners continued to monitor progress on a monthly basis.	Other	1	Staff maintain a living excel document that is regularly monitored and updated to make sure the City complies with No Net Loss

1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Amend the Zoning Code in 2022 to require replacement of existing units deed restricted or occupied by lower income households as a condition of project approval, consistent with the requirements of State Density Bonus law replacement requirements, pursuant to AB 1397	12/31/2022	6th Cycle	In Progress	Escondido Zoning Code Section 33-67-1414(a)(4), includes language that is reflective of AB 1397 (2017), "A developer shall be ineligible for concessions or incentives when the housing development is proposed on any property that includes rental dwelling units that are—or if the units have been vacated or demolished, within the five year period preceding the housing development application—subject to a recorded covenant, ordinance, or law that restricts rents to affordable levels or is subject to any other form of rent or price control, or occupied by very low households or low income households, unless the proposed housing development replaces those units and meets the requirements of Government Code section 65915(c)(3)." In 2026, staff will update the Conditions of Approval Template to mirror	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.2 Density Transfer Programs	Establish density transfer program for East Valley Specific Plan in 2022, after adoption of the Specific Plan anticipated in 2022	12/31/2022	6th Cycle	Completed	The East Valley Specific Plan was adopted by Escondido City Council on July 19, 2023.As part of the plan's adoption, the Density Transfer Program was created. In 2024, the City developed an administrative mechanism to implement and track the EVSP density transfer program.	Other	1	Staff maintain a living excel document, that is regularly monitored and updated in accordance with density transfer requests

1.2 Density Transfer Programs	Explore an in-lieu fee in 2022 for developing below the targeted densities (Target Production Point, or TPP)	12/31/2022	6th Cycle	In Progress	In 2025, the City applied for SANDAG's Smart Growth Incentive Program with the recommendation from SANDAG staff. The City's application included the establishment of an in-lieu fee program for projects that do not meet target production point densities in the EVSP SP area. At their Septmber 10, 2025 meeting, the SANDAG TransNet Independent Taxpayer Oversight Committee questioned the alignment of the program with the governning TransNet ordinance and denied the City's application. Staff are working on a strategy to develop a stepped approach to an in-lieu fee program. Staff are also exploring alternative funding sources.	Other	0	Link to the Septmber 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: https://www.youtube.com/watch?v=AUzU80__Rf8
1.3 By-Right Approval of Projects with 20% Affordable Units on "Reuse" Sites and Sites Rezoned	Within one year of the adoption of the Housing Element, Amend the Zoning Code to require by-right approval of housing development that includes 20% of the units as housing affordable to lower income households in line with AB 1397.	3/22/2024	6th Cycle	Completed	On October 2023, the City adopted ordinance 2023-15 which modified Article 61, Division 8 of the City of Escondido's Municipal Code to include information regarding AB 1397.	Other	1	Link to Article 61, Division 8 of the City's Municipal Code: https://ecode360.com/43840588#43268360
1.4 City-Owned Sites	Annually review the inventory of city-owned properties and determine if any should be made available for affordable housing development	12/31/2029	6th Cycle	Continuous	In 2025, the City's Real Property Division retained a real property consultant, JLL, to review all property in the City's portfolio and determine a strategic process for determining if any sites are suitable for the facilitation of development, which would include site identification and utilization. Initial review of the City's property asset portfolio and recommended strategic process will take approximately one year. The City continues to operate in compliance with the Surplus Lands Act, as monitored by the City Attorney's Office.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.4 City-Owned Sites	Annually utilize an RFP process to solicit affordable housing proposals on properties identified for affordable housing development	12/31/2029	6th Cycle	Continuous	In the last five years, the City's Housing and Neighborhood Services team have successfully released 2 RFPs seeking to provide long-term affordable housing. In 2019, the City awarded $1,000,000 in HOME funds to Habitat for Humanity to construct a development known as El Norte Homes, creating 10 new affordable for-sale homes. In 2020, the city awarded $4,000,000 in Successor Housing Agency Funds to National CORE for the construction of 50 affordable senior housing apartments for adults 62 and older which included 25 supporting housing units for formerly homeless seniors. Currently, staff are finalizing a $4.5 million Request for Proposals (RFP) for affordable housing development(s). The RFP is funded using HOME funds and is anticipated to be released in the Spring of 2026.	Other	1	Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9 For any additional questions, please reach out to Danielle.Lopez@escondido.gov
1.4 City-Owned Sites	Within one year of Housing Element adoption, identify all sites included in the Residential Lands Inventory that are City-owned and actively explore opportunities to facilitate development of such properties, subject to following the requirements of the Surplus Land Act	3/22/2024	6th Cycle	In Progress	There is one City-owned property on the Suitable Sites Inventory list that would be accomodate a housing development, APN 230-141-01-00. The Development Services Department has been working with Real Property and Utilities (property user) to determine future use of the site. In 2026, staff will be exploring grant funding opportunities to initiate a feasibility assessment of the property.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.4 City-Owned Sites	Within one year of the Housing Element adoption, review the City's policies to comply with the Surplus Land Act and update in accordance with State law	3/22/2024	6th Cycle	Continuous	The City Attorney's Office reviews compliance with Surplus Land Act and update the City's local ordinance as necessary.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.5 Lot Consolidation	Develop incentives to facilitate lot consolidation no later than the end of 2023	12/31/2023	6th Cycle	Continuous	City staff continue to assist developers with identification of parcels for consolidation and partnership opportunities between interested property owners, as available. The City continues to use a streamlined process for lot consolidation purposes.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.5 Lot Consolidation	Monitor the trend of lot consolidation in 2024 to ensure incentives are adequate and appropriate to facilitate development of small lots, and adjust incentives or utilize other mechanisms as appropriate	12/31/2024	6th Cycle	Continuous	The City hired two new, additional long range planners in 2025 to bolster implementation of the Housing Element. Long range planning staff is resonsible for monitoring lot consolidation trends to determine if incentives are adequate and appropriate for the development of small lots in the City. Adjustments will be made accordingly, as needed.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.6 Density Bonus	Review, as necessary, and amend the City's Zoning Ordinance to ensure compliance with State Density Bonus law	12/31/2029	6th Cycle	Continuous	The City tracks housing laws, amends, and updates the zoning code as necessary through the annual Omnibus update. Article 6, the City's Density Bonus Ordinance, was updated in 2021, 2022, and 2024 to comply with State Density Bonus law	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.7 Removal of Constraints to Development	In 2021-2022, Review and amend the Zoning Code to remove constraints to development relating to the requirement of ground floor retail in specific mixed-use districts	12/31/2022	6th Cycle	Not Yet Started	The City anticipates conducting a comprehensive update to the Downtown Specific Plan (DSP) in the 2027 CY to align with housing objectives and the greater community vision. Although the DSP has ground floor restrictions, staff consistently explore creative solutions to facilitate housing by processing concurrent entitlements and leveraging tools such as Density Bonus, AB 2011, and SB 6. For example, in 2025, staff facilitated the approval of a 128 housing development that would have prohibited ground floor residential. Staff concurrently processed a specific plan amendment with other entitlements so the project would be approved as proposed and within a reasonable timeline.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.7 Removal of Constraints to Development	In 2021-2022, establish Objective Design Criteria	12/31/2022	6th Cycle	In Progress	In 2023, the City began working with SANDAG to develop objective design standards. SANDAG's HAP TA consultant, Ascent, reviewed the City's existing design guidelines and standards to evaluate their objectivity and suitability. Ascent met with the City of Escondido on January 8, 2025 to discuss the request and delivered their assessment in July 2025. Several recommended steps were provided to the City as considerations. While recommendations are presently cost prohibitive for the City to undertake in full, long range planning staff will look for opportunities to strengthen or incorporate objective design standards into existing efforts such as the annual Omnibus code update. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.7 Removal of Constraints to Development	In 2021-2022, establish a procedure to process qualifying projects under SB 35	12/31/2022	6th Cycle	Completed	The City of Escondido's Planning team uses the SANDAG SB 35/423 eligibility checklist and Process Guide to comply with the basic requirements of Government Code Section 65913.4. To date, the City has not received any SB 35 submittals.	Other	1	SB 35 Checklist/ Elgibility Process Guide used by the City: https://www.escondido.gov/DocumentCenter/View/6567/SB-35-Process-and-Eligibility-Checklist-PDF
1.7 Removal of Constraints to Development	In 2021-2022, establish a written procedure to provide affordable housing with priority for water and sewer services	12/31/2022	6th Cycle	In Progress	The City engaged with SANDAG's HAP TA Program to prepare a draft policy directive in compliance with SB 1087. Staff is reviewing the draft and will be presenting the policy directive to executive management in 2026.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov

1.8 Monitoring of Growth Management Measure	Monitor the City's progress toward the RHNA and review Proposition S as a potential constraint annually	12/31/2029	6th Cycle	Continuous	City staff regularly engage with the development community. To date, there has not been any expressed concern regarding Prop S and its potential to become a hindrance to proposed projects.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov
1.8 Monitoring of Growth Management Measure	Prior to the 7th cycle housing element update, the City will conduct an assessment to determine whether Proposition S is adversely impacting housing production and fair housing within the City	12/31/2029	6th Cycle	In Progress	The City is actively seeking funding to conduct a Fair Housing Assessment that will evaluate the impacts of Prop S on the cost, supply, and timing of housing developments. The Fair Housing Assessment would include stakeholder engagement from residential developers and affordable housing stakeholders.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.1 Accessory Dwelling Units	Promote ADU as an affordable housing and income source for property owners and provide ADU resources on the City website, with the goal of facilitating 360 ADUs over eight years.	12/31/2029	6th Cycle	Completed	The City has issued and finaled building permits for 394 ADU's since the beginning of the Housing Element's Planning Period (June 30, 2020). As part of the City's Pre-approved ADU (PAADU) program, the City developed educational materials that touch the ADU permit process, common pitfalls, and techinical considerations for homeowners. While the resources are intended for PAADU units, they can be used for an ADU permit application. City staff often refer and direct applicants to such resources for guidance. Additionally, the City is undergoing a department-wide permit streamling effort which will update public facing documents including ADU handouts.	Units	360	Link to the City's Pre-approved ADU Program: https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU

2.1 Accessory Dwelling Units	In 2022, review the ADU ordinance for compliance with State law, including objective design standard requirements and amend the ordinance as necessary and appropriate	12/31/2029	6th Cycle	Continuous	Staff reviewed and updated the City's ADU ordinance in 2024 as part of the annual omnibus effort. However, before the item was brought to City Council, the City received a letter from the California Housing Defense Fund outlining concerns with the proposed ADU updates. Since receiving the letter on February 18, 2025, staff have been working to address the comments and revise the ordinance accordingly. State laws adopted during the 2025 legislative session prompted further updates to the ADU ordinance. Staff anticipate the Ordinance to be submitted for HCD review in the second quarter of 2026.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.1 Accessory Dwelling Units	Amend the ADU ordinance in 2022 to allow ADUs on churches and places of worship, and other premises with social organizations as the principal land use	12/31/2022	6th Cycle	In Progress	City staff are including language that would allow ADUs on churches and places of worship by right as part of the 2026 ADU ordinance update. Although the City's local ADU ordinance does not currently include language regarding ADUs on churches and places of worship, staff continue to follow and defer to State ADU law. If the City were to recieve a request for an ADU to be built on the premises of a religious facility, the ADU would be allowed by right.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.1 Accessory Dwelling Units	Continue to offer the City's incentives to facilitate ADU development: removed parking requirements and owner-occupancy requirement beyond the State-established sunset year of 2025	12/31/2029	6th Cycle	Continuous	City staff continue to promote reduced parking requirements for ADUs to facilitate construction.	Other	1	For any additional questions, please reach out to Sally.Schifman@escondido.gov

2.1 Accessory Dwelling Units	Develop eight to nine pre-approved ADU floor and architectural plans by 2022	12/31/2022	6th Cycle	Completed	In 2024, the City worked with RRM Design Group to develop 4 pre-approved ADU (PAADU) architectural plans. With reallocation of LEAP funding, the City also developed a public-facing ADU guidebook and complementary resources that help guide homeowners through the ADU permitting process. In 2024, the City held 2 community outreach and engagement events to raise awarness of the program, in which, approximately 142 people attended. In 2025, City staff provided a program update to Planning Commission and City Council. Although RRM developed 4 PAADU plans, each plan is customizable (e.g., a homeowner can choose to build Plan 1 as a Studio or one bedroom), thereby effectively creating 8 plans.	Other	4	Link to the City's Pre-approved ADU Program: https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU
2.1 Accessory Dwelling Units	Monitor the trend of ADU construction annually, including affordability, in the City through the Housing Element Annual Progress Reports. If trends indicate a potential shortfall in meeting the estimated 360 ADUs, or by affordability, strengthen the City's efforts to incentivize ADU construction and reassess and revise the City's overall sites strategies for the RHNA within six months through adjusting ADU capacity assumptions consistent with actual permitted units, identifying additional sites to increase the City's No Net Loss Buffer to the extent necessary to fully accommodate the RHNA (see also Program 1.1 for monitoring of no net loss) and rezoning if necessary	12/31/2029	6th Cycle	Continuous	The City monitors ADU construction annually as a part of the Housing Element APR process and monthly as part of the RHNA tracking process. Since the beginning of the Housing Element's Planning Period (June 30, 2020), the City has issued and finaled building permits for 394 ADU's, exceeding the initial projected number of 360 ADUs for the planning period.	Units	360	For any additional questions, please reach out to Pricila.Roldan@escondido.gov

2.2 First-Time Homebuyer Assistance	Assist one household annually with HELP (for eight households over the Housing Element planning period)	12/31/2029	6th Cycle	Continuous	The City of Escondido manages 111 active First-time Homebuyer loans. The Program served one individual for the 2025 calendar year. Housing and Neighborhood Services staff continues to provide information about the First-time Home Buyer Program to residents. Although there's public interest in the program, HUD's HOME requirement for a home to fall within HUD's maximum purchase price prevents individuals from participating in the First-time Homebuyer program. The median list price of a home in Escondido according to Realtor.com is $879,000 which is $181,000 more than the maximum purchase price set by HUD, $698,000. San Diego's exorbitant housing prices and increasing interest rates make it nearly impossible for individuals who can afford a home to qualify for the First-	Persons	1	Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9. For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.2 First-Time Homebuyer Assistance	Beginning in 2022, explore funding availability annually and pursue additional funding to expand the program scope and eligible households for the First-Time Homebuyer Assistance Program	12/31/2029	6th Cycle	Continuous	Housing and Neighborhood Services Staff are actively exploring alternative funding/grant opportunities to fund and expand this program.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.3 Essential Middle Income Rental Housing Program	Identify rental properties for potential acquisition and conversion to affordable housing under the CalCHA program, specifically pursue at least one affordable housing project under the CalCHA program in Downtown over the HE planning period.	12/31/2029	6th Cycle	Continuous	In 2025, the City did not receive inquiries to convert properties to affordable housing.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.4 Housing Choice Vouchers	Continue to provide information on and refer eligible households to the Housing Choice Voucher	12/31/2029	6th Cycle	Continuous	The City continues to market the Housing Choice Voucher Program and other rental assistance programs such as HUD Section 8 rental assistance on the City's website and public counters.	Other	1	Link to the City's Housing and Neighborhood Services website: https://www.escondido.gov/214/Housing-Neighborhood-Services

2.4 Housing Choice Vouchers	Rental Assistance for extremely low /very low income households – 1,000 households with Housing Choice Vouchers; 30 senior/disabled households for rent sub with HUD Section 8	12/31/2029	6th Cycle	Continuous	In 2025, HUD's Section 8 housing program provided assistance to 876 Escondido residents. There were 5,276 on the waitlist. As part of the 2025 Consilidated Plan, the City allocated a total of $72,000 to the City's local Rental Subsidy Program. Previously, the City served a total 18 seniors with an ongoing rent subsidy of $200 per month. In 2025, the City expanded the program allowing the City to serve 30 households. On October 15, 2025, City Council directed staff to increase the assistance amount to serve additional households. In 2026, staff will be presenting funding allocation options to increase the number and amount of subsidy for households.	Households	1030	Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9. For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.4 Housing Choice Vouchers	Annually assist about 30 very low income households with rent subsidies at apartment complexes and mobile home parks.	12/31/2029	6th Cycle	Continuous	Please refer to line item 42 for information on the City's Housing Choice Voucher.	Households	30	None
2.4 Housing Choice Vouchers	Continue to market programs on City website and at public counters	12/31/2029	6th Cycle	Continuous	Please refer to line item 41 for information on marketing of the City's Housing Choice Voucher.	Other	1	None
2.5 Mobile Home Park Conversion	Annually promote home ownership opportunities for lower and moderate income mobile home tenants. As needed, provide technical assistance to mobile home park tenants and assist in the application for funding from HCD to pursue mobile home park conversion to resident ownership.	12/31/2029	6th Cycle	Continuous	In 2025, the City sold two mobile homes to a developer. The City's Real Property team took over the process after Housing looped them in. Real Property is currently considering enacting the Surplus Land Act to begin selling mobile home spaces as lots. The team is currently evaluating benefits and drabacks in persuing this option.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
2.6 Mobile Home Rent Review	Throughout the Planning Period, review proposed increases in rents in mobile home parks. The Rent Review Board considers such requests with the objective of maintaining affordability of the units.	12/31/2029	6th Cycle	Continuous	In 2025, 4 short-form applications were submitted, all of which were approved. No long-form applications were submitted. No pending applications at the moment of review	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

2.7 Special Needs Housing	Review and revise the Zoning Code as necessary in 2022 to remove constraints to special needs housing, specifically to: • Comply with SB 745 and AB 2162 for transitional and supportive housing. • Comply with SB 2 separation requirement. • Comply with Employee Housing Act. • Ensure findings for reasonable accommodation requests are objective. • Permit residential care facilities for seven or more persons as similar uses in the same zone. • Permit manufactured housing meeting building code standards in zones where residential uses are permitted.	12/31/2022	6th Cycle	In Progress	In 2024, the City began collaboration with SANDAG's Housing Acceleration Technical Assistance Program (HAP TA) to develop Zoning Code amendments that will address provisions of special needs housing including transitional housing, emergency shelters, employee housing, reasonable accommodation for persons with disabilities, residential care facilities, and manufactured homes. However, at the time, the City did not have the staff capacity to act on the ordinances at once. In the Summer of 2025, the City hired two new long range planning staff, resulting in a total of 3 dedicated full time staff members for long range functions. Zoning Ordinance updates are underway. Staff anticipates updated ordinance sections to go before decision makers in 2026.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
2.8 Affordable Housing Development	At least once a year explore funding availability under various programs and pursue funding if appropriate, with the goal of facilitating the development of 570 lower income units over eight years	12/31/2029	6th Cycle	Continuous	In the last five years, the City's Housing and Neighborhood Services team has successfully released 2 RFPs seeking to provide long-term affordable housing, building a total of 60 affordable units. Currently, staff are finalizing a $4.5 million Request for Proposals (RFP) to build one or two more affordable housing development(s).	Units	570	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

2.8 Affordable Housing Development	Annually conduct outreach to developers for affordable housing opportunities	12/31/2029	6th Cycle	Continuous	The City has only had one full-time long range planner to handle long range planing tasks: Climate Action Plan, Housing Element Implementation, Annual Reporting, and more. Limited staff capacity has prevented the City from carrying out the implementation of Program 2.8. In the Summer of 2025, the City was able to hire a Principal Long-range Planner and a Senior Long-range Planner, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	1	None
2.9 Inclusionary Housing Assessment	By the June 1, 2022, Present the City's Housing Subcommittee with a list of all San Diego County jurisdictions that details whether they maintain an adopted inclusionary housing ordinance, and the extent of such ordinance	6/1/2022	6th Cycle	Completed	In January and February of 2022, Planning staff presented to the City's Housing Subcommittee on inclusionary housing regulations at the countywide level. The subcommittee agendas for those meetings can be found at the following links listed below. Staff presented an original content inforgraphic and table consisting of all inclusionary programs adopted and in process at that time. https://escondido-ca.municodemeetings.com/sites/escondido-ca.municodemeetings.com/files/fileattachments/housing_ad-hoc_subcommittee_meeting/meeting/packets/16671/2022_jan_20_housing_subcommittee_agenda.pdf https://escondido-ca.municodemeetings.com/sites/escondido-ca.municodemeetings.com/fi	Other	0	None

2.9 Inclusionary Housing Assessment	By the June 1, 2022, provide the City's Housing Subcommittee with research on alternative inclusionary housing mechanisms not evaluated within the Residential Feasibility Sector Study (2021)	6/1/2022	6th Cycle	Completed	At the January and February 2022 Housing Subcommittee meetings, staff presented alternative inclusionary mechanisms that could provide for affordable units throughout the City, including case studies outside of California. This included discussion on the use of a housing trust fund to support creation of affordable units, which was ultimately adopted as part of the East Valley Specific Plan.	Other	0	None
2.9 Inclusionary Housing Assessment	Beginning January 1, 2023, staff will assess the number of affordable units processed annually for development since the start of the sixth cycle planning period. In the event two consecutive annual reviews show that processing of affordable units is not on track to meet projected goals, a sector feasibility study will occur to reassess an affordable housing obligation	1/1/2023	6th Cycle	Not Yet Started	In 2023 it was determined that the City's affordable units were not numerically on track with projected RHNA allocations, triggering the need to conduct a Residential Sector Feasibility Study (RSFS). The City has not had the funding or staff capacity to act on such obligations; however, in the Summer of 2025, the City hired two new long range planning staff, resulting in a total of 3 dedicated full time staff for long range planning functions. Approval of Measure I in April 2025 will generate additional funding for the City, creating an opportunity that will allow planning staff to move forward with this effort once funding is secured. Staff are actively advocating for leadership to prioritize the study. If funding is provided, staff anticipate to finalize the RSFS by the end of 2027.	Other	0	Link to Escondido's website and Measure I: https://escondido.gov/1219/Measure-I

2.10 SB 9 Ordinance	By June 1, 2022, amend Chapters 32 (Subdivisions) and 33 (Zoning) of the City's Municipal Code for compliance with SB 9	6/1/2022	6th Cycle	Completed	In 2022, the City adopted an SB 9 ordinance via Ordinance number 2022-18, which created two new sections in Article 6 of the Escondido Zoning Code. Sections 33-115 and 33-116 touch on the standards and procedures to build two single family dwellings in a single family lot and/or lot split one single family parcel into two.	Other	1	Escondido Zoning Code, Article 6 Residential Zones: https://ecode360.com/43265438#43265573
2.10 SB 9 Ordinance	Beginning in 2023, monitor the trend of SB 9 development annually, including affordability, in the City through the Housing Element Annual Progress Reports. City staff will assess the following metrics associated with the citywide SB 9 ordinance: 1. Where the majority of SB 9 subdivisions are occurring within the City (through spatial analysis) 2. The number and type of development (i.e., number of units developed per lot and unit type) 3. Whether the owner of record at the time of development retained a property developed under SB 9 past the State's 3-year requirement (note: this metric will not be available for the first 3 years of monitoring). 4. An estimate of affordability level of developed units resulting from SB 9 applications based on information provided by the property owner	12/31/2029	6th Cycle	Continuous	The City has received fewer than 10 requests for urban lot splits since 2023. There are currently four applications in the review process. Five SB 9 requests were for land subdivisions. As SB 9 projects obtain certificates of occupancy, the City will monitor ownership and affordability. Staff is also currently working with a property owner that may pursue small lot development under the Starter Home Revitalization Act as amended by SB 1123 (2024), which would be the first project processed under that law for the City.	Other	1	None
3.1 Housing Rehabilitation	Rehabilitate four rental units annually (32 units over eight years)	12/31/2029	6th Cycle	Continuous	In FY 23-24, the City rehabilitated 15 units. In FY 25, the City of Escondido allocated $50,000 in CDBG funding to provide a Minor Home Repair Program to seniors. Staff are working to plan and implement that program.	Units	32	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.1 Housing Rehabilitation	Pursue additional funding to reinstate the owner-occupied rehabilitation program and expand the rental rehabilitation program, including an acquisition/rehabilitation component	12/31/2029	6th Cycle	Not Yet Started	No housing rehabilitation programs were initiated by the City in the 2025 FY.	Other	0	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

3.2 Focus on Neighborhoods	Allocate funding for neighborhood services and improvements through the CDBG Annual Action Plan process. Prioritize neighborhood focus in PINs, Environmental Justice Communities, Census Tracts 202.13 and 202.14, and any other areas with a concentration of lower-income households while ensuring anti-displacement measures are implemented to reduce or eliminate the potential for displacement and gentrification	12/31/2029	6th Cycle	Continuous	Every year, the City's Housing and Neighborhood Services staff releases a request for proposals for community improvement projects located in Disadvantaged Communities. Staff selects projects based on need, location, and implementation feasibility. The following projects were selected for the 2025 fiscal year: • Legal Aid Support for Escondido Residents with interest in fair housing • Operation HOPE-North County's Steps to Independence program, which provides 24/7 emergency shelter and supportive services • Family Counceling for the prevention and early intervention of behavioral health problems in young school aged children • Senior Cares Program to provide counseling and referral of services to approximately 200 low- and	Other	1	None
3.2 Focus on Neighborhoods	Utilize CDBG funds for the purpose of tenant rental assistance to a minimum of 50 families through the planning period to reduce displacement within priority neighborhoods	12/31/2029	6th Cycle	Continuous	On October 15, 2025, City Council authorized a Subrecipient Agreement with Escondido Education COMPACT to administer a rental mortgage, and utility assistance program for low- and moderate-income residents using $1,660,000 in CDBG-CV funds. These CDBG-CV funds are available for one-time use and all grant expenses must be expended by July 24, 2026. COMPACT will serve 225 residents with rent or mortgage assistance and 180 with past due utilities.	Households	50	The October 15, 2025 City Council meeting video recording can be found at: https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9.
3.2 Focus on Neighborhoods	Utilize CDBG funds for the purpose of tenant rental assistance for 100 unique individuals annually through the planning period to reduce displacement within priority neighborhoods	12/31/2029	6th Cycle	Continuous	Please refer to line item 58	Persons	100	None

3.2 Focus on Neighborhoods	Implement General Plan policies from the Mobility and Infrastructure, and Community Health and Services Elements surrounding safe routes to schools programming (Pedestrian Network Policy 3.9), and pursue agreements with Escondido school districts to enable city residents to joint use school facilities for recreational purposes (Parks and Recreation Policy 2.12)	12/31/2029	6th Cycle	In Progress	In 2025, Escondido staff worked towards the Mobility and Infrastructure Element update. Walk audits and other community engagement events informed improvements around safe routes to schools. Once the Mobility and Infrastructure Element update is completed, expected in 2026, the City will pursue agreements with Escondido school districts to implement improvements and use facilities for recreational purposes.	Other	0	Mobility Element Update website: https://fp.mysocialpinpoint.com/escondido-CATS
3.2 Focus on Neighborhoods	Complete construction of, at minimum, four projects that ensure Safe Routes to Schools during the planning period, such as infill of missing sidewalks, bike lanes, and modification to traffic signals	12/31/2029	6th Cycle	Not Yet Started	Please refer to line item 60	Other	4	None
3.2 Focus on Neighborhoods	Complete, at minimum, one shared use agreement with the Escondido school districts during the planning period	12/31/2029	6th Cycle	Not Yet Started	Please refer to line item 60	Other	0	None
3.3 Preservation of At-Risk Housing	Annually, track the status of Silvercrest and other affordable housing developments with the intention of working with owners to extend affordability periods	12/31/2029	6th Cycle	Continuous	The Housing and Neighborhood Services team has identified three affordable housing properties that are nearing their affordability expiration date: Daybreak Grove (13 units), Sunrise Place (8 units), and Silvercrest (75 units). Daybreak Grove (13 units): On December 23, 2025, City staff sent the final contract to renew affordability for Daybreak Grove. The execution of the agreement would extend affordability of the property for 40 years. The City anticipates receiving a final version of the agreement within 14-business days.The City is currently awaiting the requested information from the ownership entity so the agreement can be finalized and recorded. Sunrise Place (8 units): Housing and Neighborhood staff anticipate sending	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov

3.3 Preservation of At-Risk Housing	Work to extend affordability covenants on Silvercrest beginning in 2022, and for other affordable housing projects 2 years prior to their end date	12/31/2029	6th Cycle	In Progress	Please refer to line item 63	Other	0	None
3.3 Preservation of At-Risk Housing	Contact qualified entities and other affordable housing developers to solicit their participation in extending affordability covenants on existing affordable housing projects 2 years prior to a covenant's contractual end date	12/31/2029	6th Cycle	Continuous	Please refer to line item 63	Other	1	None
3.3 Preservation of At-Risk Housing	If a Notice of Intent is filed by any affordable housing project to convert to market-rate, ensure the project complies with the expanded noticing (three-year, one-year, and six-month) as required by State law	12/31/2029	6th Cycle	In Progress	No affordable housing projects have submitted a Notice of Intent to convert to market rate during this reporting period.	Other	0	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.3 Preservation of At-Risk Housing	Support the applications by nonprofits in their pursuit for funding to preserve affordable housing projects	12/31/2029	6th Cycle	Continuous	No applications were submitted to the City in the 2025 CY.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.3 Preservation of At-Risk Housing	If necessary, refer existing tenants to waiting lists of affordable developments as soon as possible to allow time for the waiting period and for relocation	12/31/2029	6th Cycle	Continuous	City Housing and Neighborhood Services staff provide the Affordable Housing brochure to community members seeking housing resources. During this reporting period, Juniper Senior and Valley Senior, both senior affordable housing communities, contacted the City regarding potential unit availability. When income qualified senior households contact the City for assistance, staff refer them to these properties and share contact information so they may apply directly. Staff continue to make referrals as updated availability information is received.	Other	1	Link to Affordable Housing Brochure: https://www.escondido.gov/DocumentCenter/View/4837/Housing-Assistance-Brochure---English-PDF
3.4 Fair Housing	Annually through the funding allocation process, allocate resources to retain qualified fair housing service provider(s) to provide fair housing outreach, education, complaint investigation, testing, and legal services, as well as tenant/landlord counseling and mediation services.	12/31/2029	6th Cycle	Continuous	The City of Escondido contracts with Legal Aid Services of San Diego (LASSD) annually to provide fair housing outreach, education, complaint investigation, testing, and legal services, as well as tenant/landlord counseling and mediation services.	Other	1	None

3.4 Fair Housing	The City's Fair Housing Provider to assist at least 200 persons annually	12/31/2029	6th Cycle	Continuous	LASSD served 246 Escondido residents with fair housing outreach, education, complaint investigation, testing, legal services (referral, advice, or representation), as well as landlord/tenant counseling and mediation services.	Persons	200	None
3.4 Fair Housing	The City's Fair Housing Provider to conduct random testing on a regular basis (a minimum 10 tests per year) to identify issues, trends, and problem properties. Adjust the random testing program to reflect new 2020 Census data and emerging trends in the City.	12/31/2029	6th Cycle	Continuous	In FY 24-25, LASSD conducted 10 paired tests to detect fair housing discrimination from housing providers. Zero tests were conducted in Q1, 2 tests in Q2, 4 tests in Q3, and 4 tests in Q4. Zero tests were conducted in Q1 of FY 25-26.	Other	10	None
3.4 Fair Housing	The City's Fair Housing Provider to annually provide training and technical assistance to City staff regarding fair housing law, reasonable accommodations, and current fair housing events.	12/31/2029	6th Cycle	Continuous	No training sessions were conducted through LASSD in 2025, as none were requested by City staff. In 2026, LASSD will provide trainings to City staff upon the City's request.	Other	1	None
3.4 Fair Housing	The City's Fair Housing Provider to annually participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH) regional housing fair as a means of providing education to the public on fair housing issues.	12/31/2029	6th Cycle	Continuous	The was no SDRAFFH Regional Fair Housing event in 2025.	Other	1	None
3.4 Fair Housing	The City's Fair Housing Provider to participate in SDRAFFH quarterly meetings on fair housing regulation and discussion.	12/31/2029	6th Cycle	Continuous	LASSD staff planned attended all SDRAFFH quarterly and subcommittee meetings and is an active participant of the committee. Managing Attorney Amalea Romero serves as President. SDRAFFH meetings were held on 8/22/2024, 9/19/2024, 10/17/24, 11/24/24, 12/19/24, 1/23/2025, 2/27/2025, 3/27/2025, 4/24/2025, 5/22/2025, 6/26/2025, 7/24/2025, 9/4/2025, and 9/25/2025.	Meetings	4	None

3.4 Fair Housing	The City's Fair Housing Provider to attend an April City Council meeting to accept the City's Fair Housing Month Proclamation and provide education to the City Council.	12/31/2029	6th Cycle	Continuous	LASSD attended Escondido City Council Meeting on April 23, 2025 to accept the Fair Housing Month Proclamation. This is an annual presentation. In 2026, LASSD will attend a City Council Meeting in April.	Meetings	1	None
3.4 Fair Housing	In 2022, develop an expanded fair housing outreach program via a multi-media and multi-lingual approach, with increased efforts in the Downtown and EVSP areas. The outreach program will include: • Development, production, and distribution of fair housing brochures and/or pamphlets regarding fair housing law and regulatory issues; seminars; workshops; events; and educational forums. • Development and maintenance of a toll free phone system to receive fair housing complaints, to resolve or refer such complaints to the appropriate source for resolution, and to maintain and provide to the City complete statistical record on all complaints and their resolution.	12/1/2022	6th Cycle	Completed	LASSD continues to provide a broad-based outreach program to provide fair housing education to the community of Escondido. LASSD maintains current information regarding the fair housing and tenant protections on the City's website in English and Spanish. In addition, Spanish translators and flyers in both English and Spanish are made available at all LASSD fair Housing workshops. An example of this in practice is that LASSD distributed 100 flyers (75 English; 25 Spanish) at the Escondido Community Child Development Center and 100 flyers (75 English; 25 Spanish) at the Escondido Covered California Enrollment Center on 5/21/2025. LASSD held 14 webinars, 5 outreach events, and 1 traning throughout the 2024-2026 FY. LASSD maintains a toll-free	Other	1	Escondido Housing and Neighborhood Services website: https://escondido.gov/214/Housing-Neighborhood-Services
3.4 Fair Housing	In 2022, revise the scope of services by the fair housing service provider--Legal Aid Society of San Diego (LASSD), to conduct at least two fair housing workshops within Escondido, with targeted outreach to residents in the Downtown and EVSP areas, as well as within Census Tracts 202.13 and 202.14	12/1/2022	6th Cycle	Completed	The City revised LASSD's scope of services to inlcude fair housing workshops on 07/01/2022. LASSD continues to implement a comprehensive outreach program to educate the Escondido community on fair housing. In 2025, LASSD conducted approximately eight Fair Housing webinars with targeted outreach to residents in the Downtown and EVSP areas.	Other	1	None

3.4 Fair Housing	Beginning in 2022, increase outreach and education on the use of HCV to both tenants and landlords, including the new State source of income protection (SB 329 and SB 222) by holding at least one educational event annually during the planning period to landlords and residents on the use of HCV and fair housing topics. Target additional outreach efforts in Downtown and EVSP areas, and high resource/low density areas; especially in areas where ADUs and SB 9 development have been constructed to promote the use of HCVs in lower density areas, with a goal of reaching at least 50 individuals annually in each target area	12/31/2029	6th Cycle	Continuous	LASSD continues to provide a broad-based outreach program to provide fair housing education to the community of Escondido. LASSD maintains current information regarding the fair housing and tenant protections on our website in English and Spanish.	Other	1	None
3.4 Fair Housing	Annually, staff will conduct spatial analysis to determine where ADU and SB 9 construction is generally aggregating within the City and sphere of influence. Specifically, the City will assess whether such development/construction is occurring within identified racially concentrated areas of affluence (RCAAs), and high resource/lower density areas.	12/31/2029	6th Cycle	Continuous	The City's permitting software, Cityworks, tracks both ADUs and SB 9 projects. As of December 31, 2025, the City has finaled a total of 292 ADUs. The finaled ADU projects are spatially distributed across the jurisdiciton. Regarding SB 9, the City has recieved fewer than 10 SB 9 applications since 2023, with the approval of four, and five in the permit review process. SB 9 projects are spatially distributed across the jurisdiction.	Other	1	None
3.4 Fair Housing	In the event ADU and SB 9 development/construction is decreasing annually within identified RCAAs, and high-resource/lower density areas, the City will increase targeted education for ADUs, SB 9 development, and HCVs within these identified areas to reach an additional 50 individuals annually, in order to expand the availability of affordable housing in resource-rich areas.	12/31/2029	6th Cycle	Continuous	To date, the city has not identified a disproportionate decrease in applications for ADUs or SB 9 applications in RCAAs. Therefore, an increase in targeted education for ADUs, SB 9 development, and HCVs within target areas is not necessary and has not occured.	Persons	50	None

3.4 Fair Housing	Pursue adoption of the EVSP in 2022 and implementation to expand locational and housing type choices through zone changes within the EVSP plan area that will allow for an addition of up to 2,185 new dwelling units, and through the Affordable Housing Trust Fund (AHTF), which will utilize in-lieu fees associated with lower production densities to finance affordable housing off site. The AHTF will be finalized and created within 18 months of the EVSP adoption. The City commits to utilizing AHTF funds, in tandem with other affordable housing funds (e.g., PLHA, SB 2) and/or private development, to fund/construct a minimum of 100 deed restricted affordable units over the planning period.	12/31/2029	6th Cycle	In Progress	The East Valley Specific Plan was adopted on July 19, 2023 via Ordinance 2023-10. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.	Other	1	Link to the East Valley Specific Plan: https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF
3.4 Fair Housing	Expand housing in the EVSP area through the Affordable Housing Trust Fund (AHTF), which will utilize in-lieu fees associated with lower production densities to finance affordable housing off site.	12/31/2029	6th Cycle	In Progress	In 2025, the City applied for SANDAG's Smart Growth Incentive Program 6th Cycle round of funding with the recommendation from SANDAG staff. The City's application included the development of an affordable housing trust fund (AHTF). At their Septmber 10, 2025 meeting, the SANDAG TransNet Independent Taxpayer Oversight Committee questioned the alignment of the program with the governning TransNet ordinance and denied the City's application.	Other	0	Link to the Septmber 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: https://www.youtube.com/watch?v=AUzU80
3.4 Fair Housing	The AHTF will be finalized and created within 18 months of the EVSP adoption. The City commits to utilizing AHTF funds, in tandem with other affordable housing funds (e.g., PLHA, SB 2) and/or private development, to fund/construct a minimum of 100 deed restricted affordable units over the planning period.	1/1/2025	6th Cycle	In Progress	Staff are working on a strategy to develop a stepped approach to develop an AHTF. Staff are also exploring alternative funding sources. Please refer to line 82.	Units	100	Link to the Septmber 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: https://www.youtube.com/watch?v=AUzU80

3.4 Fair Housing	In 2022, develop an Affirmative Marketing Plan (AFM). The primary purpose of affirmative marketing is to reduce patterns of segregation and encourage integration in housing by promoting housing choices and opportunities regardless of one's protected characteristics, such as race, color, religion, national origin, or disability.	12/31/2022	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	None
3.4 Fair Housing	The City commits to annually monitor all developments with affordable units for adherence to the Affirmative Marketing Plan requirements.	12/31/2029	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	None

3.4 Fair Housing	The City will conduct educational outreach on the Affirmative Marketing Plan as part of the expanded fair housing outreach program the Private Market/Limited Outreach program (Discrimination in Capacity - Meaningful Action II), to the Downtown and EVSP areas, and Census Tracts 202.13 and 202.14.	12/31/2029	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	None
3.4 Fair Housing	In 2022, amend the ADU ordinance to allow ADUs on churches and places of worship, and other premises with social organizations as the principal land use (see Program 2.1). There are several religious institutions throughout the City located within high resource/lower density areas.	12/31/2022	6th Cycle	In Progress	Please refer to line item 34	Other	0	None
3.4 Fair Housing	Once the Zoning Code is amended, City staff will conduct biannual outreach and education workshops to religious facilities and social organizations to solicit interest and provide technical assistance on this process.	12/31/2029	6th Cycle	Not Yet Started	City staff are working to update the local ADU ordinance to include a by right approval of ADUs on churches and places of worship as part of the 2026 ADU ordinance update. Once an update ordiance is adopted, City staff will begin conducting biannual outreach and education workshops to religious facilities and social organizations.	Meetings	2	None
3.4 Fair Housing	City staff will contact all religious facilities and social organizations with active business licenses within the City as annual outreach to educate entities on this process to facilitate a goal of 21 new ADUs over the planning period.	12/31/2029	6th Cycle	Not Yet Started	City staff are working to update the local ADU ordinance to include a by right approval of ADUs on churches and places of worship as part of the 2026 ADU ordinance update. Once an update ordiance is adopted, City staff will begin conducting outreach with the goal of facilitating 21 units over the planning period.	Units	21	None

3.4 Fair Housing	Conduct neighborhood improvements pursuant to the City's Capital Improvement Plan, CDBG Consolidated Plan, and future Active Transportation Plan (scheduled for 2023). The City will pursue the following public improvement projects located in the Downtown, EVSP, and within Census Tracts 202.13 and 202.14: Downtown: • Pedestrian Signal Crossings at Tulip Street and Quince Street • Grand Avenue Streetscape Improvements between Maple and Juniper, including a roundabout at Broadway and Grand EVSP: • Creek Trail Crossing Improvements between Hickory and Harding (Harding to Fig overlaps with Tract 202.13) Census Tracts 202.13 and 202.14: • Creek Trail Crossing Improvements between Juniper and Fig • Restroom and Lighting Improvements at Grape Day Park • Aquatics Center at Grape Day Park	12/31/2029	6th Cycle	In Progress	Downtown: • The pedestrian signal crossings at Tulip Street and Quince Street were completed in 2023 • The Grand Avenue Streetscape Improvements between Maple and Juniper and roundabout at Broadway and Grand were completed in June 2025. EVSP: • Creek Trail Crossing Improvements between Hickory and Harding (Harding to Fig overlaps with Tract 202.13) were completed in 2022. Census Tracts 202.13 and 202.14: • Creek Trail Crossing Improvements between Juniper and Fig were completed in 2022. • The restroom and Lighting Improvements at Grape Day Park are nearing the end of engineering design. Construction is expected to begin in 2026.	Other	0	None

3.4 Fair Housing	By end of 2022 develop an Environmental Justice Element to redress social equity disparities by prioritizing and targeting CAP and Environmental Justice implementation projects into the most vulnerable areas as defined by the “2020 Social Equity and Health Index Map," Environmental Justice Communities (EJ Communities) identified within the Environmental Justice Element. Projects identified include: • Reducing urban heating and increasing carbon sequestration through planting and maintenance of 1,010, low water and/or native street trees by end of 2030; • Promote physical activity through installation of a fitness court at Washington Park by end of 2023. • Promote physical activity through installation of a skate park at Westside Park by end of 2025. • Promote physical activity by completing all phases of the Citywide Access Improvements Project by the end of the planning period, which includes sidewalk infill in East, Central, and Downtown Escondido—all areas located within PINs.	12/31/2022	6th Cycle	Completed	On October 1, 2025, the Escondido City Council adopted Resolution No. 2025-112 which approved the addition of an Environmental Justice section to the Community Health and Services chapter of the General Plan. At the same time, City staff have been working on the installaion of a fitness court at Washington Park, a skatepark at Westside park, and various improvements that promote physical activity such as Escondido Creek Trail renovations, the installation of outdoor fitness courts, and upgrades to existing playgrounds at various parks in PIN neighborhoods.	Other	1	City Council Staff report adopting the Environmental Justice Element: https://mccmeetings.blob.core.usgovcloudapi.net/escondidca-pubu/MEET-Packet-4964edd74cd847089f95c1bda28ec112.pdf
3.4 Fair Housing	By December 31, 2022, begin the process of establishing a Clean Energy Equity Plan (completion by January 1, 2025) to improve equitable access to clean and sustainable energy in PINs and EJ Communities.	12/31/2022	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal. In CY 2026 staff will request budget allocation to move forward with this effort.	Other	0	None

3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: An education program that engages with at least 50 residents annually within PINs and EJ Communities, at minimum, in English and Spanish, to educate residents on EV and solar regulation and resources (i.e., charging resources, rebate resources) in order to increase solar and EV ownership, EV car-sharing, and installation of EV chargers in existing multi-family projects. Staff will monitor solar and EV charging station installations through building permits at all multi-family projects and mobile homes annually.	12/31/2022	6th Cycle	Not Yet Started	Please refer to line item 92	Units	50	None
3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: A local home retrofit program for alternative fuel water heaters to reinvest in PINs and EJ Communities, with a focus on the oldest housing stock, with a goal to retrofit 15 water heaters annually. Staff will monitor alternatively fueled water heater retrofits through building permits annually.	12/31/2022	6th Cycle	Not Yet Started	Please refer to line item 92	Other	0	None
3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: A micro-grid feasibility study to identify clean energy development and access. The City commits to implement an action program based on the feasibility study's results within PINs and EJ Communities.	1/1/2025	6th Cycle	Not Yet Started	Please refer to line item 92	Other	0	None
3.4 Fair Housing	As part of the Clean Energy Equity Plan, create the following program: Educate at least 50 homeowners and tenants of multi-family housing annually about weatherization projects and the cost savings gained from energy efficient homes through training programs offered in English and Spanish.	1/1/2025	6th Cycle	Not Yet Started	Please refer to line item 92	Persons	50	None

3.4 Fair Housing	No later than December 31, 2025, adopt an Urban Forestry Program, which would include the following: A complete assessment of existing conditions and calculate canopy coverage percentage for PINs and EJ Communities in order to. create a tree planting and replacement plan to achieve coverage within PINs and EJ Communities of at least 35% in residential areas and 15% in nonresidential areas. The planting and replacement plan will strategically facilitate the completion of the 1,010 tree planting project	12/31/2025	6th Cycle	In Progress	The City received funding from the US Forest Service to develop an Urban Forestry Management Plan. On Feburary 19, 2025, the City intiated a contract agreement with consultant, Dudek, to start the project. Since, Dudek staff and the City have initiated a partial tree inventory, existing conditions assessment, and narrative with action items to increase the City's tree canopy. Staff anticipate finalizing the plan by the end of 2026.	Other	0	Urban Forestry Management Plan Website: https://www.yourescondido.com/urban-forest-management-plan-ufmp-survey
3.4 Fair Housing	By 2025, complete all phases of the Escondido Creek Trail project, which will promote physical activity and public facilities through new pedestrian pathways and at grade road crossings resulting in an addition of 2.5 acres of parkland within PIN and EJ Communities	12/31/2025	6th Cycle	In Progress	Construction for the Escondido Creek Trail improvements began in February 2025. The project is expected to be completed mid 2026.	Other	0	Escondido Creek Trail website: https://www.escondido.gov/392/Escondido-Creek-Trail
3.4 Fair Housing	By 2023, the City commits to equity prioritizations when creating development agreements. A Development Agreement is a voluntary legal agreement, approved by the City Council, between the City and a developer involving a development project. Generally, Development Agreements involve negotiations in which developers obtain increased certainty in return for providing more considerations of public benefit than would normally be required. Specifically, the City commits to prioritizing at least three development agreement benefits in the PINs, Environmental Justice Communities, and Census Tracts 202.13 and 202.14 during the planning period. Examples of development agreement benefits include new public amenities such as park infrastructure, and improved public facilities such as sidewalk infill.	12/31/2023	6th Cycle	Continuous	On November 18, 2025, the City of Escondido's Planning Commission approved The Maple project, located at 137 W Valley Parkway, Escodido, CA. As part of the project, the Maple development will convert 118 parking spaces into a 128 housing development and provide public art near the adjacent publicly accessible Maple Street Plaza. Staff anticipate the project to be approved by City Council in January of 2026. Staff continue to explore ways to incorporate other public amenities that would benefit the 202.13 and 202.14 Census Tracts.	Other	3	For any additional questions, please reach out to Sally.Schifman@escondido.gov
3.4 Fair Housing	Amend the Zoning Code in 2022 to require replacement of existing units deed restricted or occupied by lower income households as a condition of project approval (see Program 1.1).	12/31/2027	6th Cycle	In Progress	Please refer to line item 15	Other	0	None

3.4 Fair Housing	Amend Zoning Code in 2022 to require by-right approval of housing development that includes 20% of the units as housing affordable to lower income households, on reuse and rezone sites (see Program 1.3).	10/25/2023	6th Cycle	Completed	Please refer to line item 18	Other	1	None
3.4 Fair Housing	Pursue at least one affordable housing project under the CalCHA program in Downtown over the HE planning period (see Program 2.4).	12/31/2029	6th Cycle	Continuous	Please refer to line item 40	Other	1	None
3.4 Fair Housing	Prioritize funding for rehabilitation and deed restriction of multi-family rental housing in Downtown, with the goal of achieving 16 units (see Program 3.1)	12/31/2029	6th Cycle	Continuous	Please refer to line item 55	Units	32	None
3.4 Fair Housing	Present to City Council findings on such protections and recommend for adoption of appropriate tenant protection policies, such as Right to Return, Just Cause for Eviction, and any other policies as directed by City Council by end of 2024.	12/31/2024	6th Cycle	Continuous	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.4 Fair Housing	Evaluate South Centre City Specific Plan and Downtown Specific Plan policies and standards for adequacy and efficacy in protecting existing city residents from displacement. Based on findings of this evaluation, revise the specific plans to reduce displacement risk by end of 2024.	12/31/2024	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripiling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
3.4 Fair Housing	Hold at least one educational workshop annually throughout the planning period on tenant protections, access to homeownership information, and foreclosure protections/education in each plan area referenced above, as well as within PINs, Environmental Justice Communities, and Census Tracts 202.13 and 202.14	12/31/2029	6th Cycle	Continuous	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Meetings	1	None

3.4 Fair Housing	By December 31, 2024, the City commits to revise and/or remove policies that can contribute to displacement, including crime free ordinances, and other ordinances/policies that may result in penalization of landlords and/or eviction of tenants	12/31/2024	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling log range planing tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more.The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripiling long range planning staff capacity.The added capacity will allow staff to make progress toward this goal.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
3.4 Fair Housing	By July 1, 2024, establish partnerships with at least two community-based organizations to help build capacity in local communities through biannual ongoing education about displacement issues and support for community organizing, including education on community benefits agreements.	7/1/2024	6th Cycle	Not Yet Started	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov

Jurisdiction	Escondido	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field
Reporting Period	2025 (Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
270-281-29	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.05	
270-281-31	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.08	
227-340-01	1101 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-02	1111 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-03	1121 E El Norte Pkwy	Vacant		Surplus Land	0.09	
227-340-04	1131 E El Norte Pkwy	Vacant		Surplus Land	0.09	
233-622-25	Chestnut Dr right of way	Vacant		Surplus Land	0.02	
233-623-38	Chestnut Dr right of way	Vacant		Surplus Land	0.1	
233-622-19	Chestnut Dr right of way	Vacant		Surplus Land	0.03	
226-202-03	1763 N Broadway	Vacant		Surplus Land	0.36	
235-083-21	1640 W 11th Ave	Vacant		Surplus Land	0.01	
235-083-35	1898 W Valley Pkwy	Vacant		Surplus Land	0.3	
231-100-01	2141 Bear Valley Pkwy	Vacant		Surplus Land	0.17	
231-100-02	2171 Bear Valley Pkwy	Vacant		Surplus Land	0.11	
238-061-48	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.11	
238-530-25	Via Rancho Pkwy /Eucalyptus Ave	Vacant		Surplus Land	0.38	
235-331-25	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-17	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-18	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-19	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.03	
235-331-20	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.07	
235-331-21	Citracado Pkwy/Fantero Ave	Vacant		Surplus Land	0.01	
235-331-23	Citracado Pkwy/Fantero Ave	Other		Surplus Land	0.01	Vacant land with portions of improved sidewalk
235-332-56	Citracado Pkwy/Fantero Ave	Other		Surplus Land	0.01	Vacant land with portions of improved sidewalk
228-400-19	Country Club Dr	Other		Surplus Land	0.03	Vacant land with portions of improved sidewalk
228-400-21	Country Club Dr	Other		Surplus Land	0.06	Improved roadway and sidewalk areas
229-310-82	E Washington Ave	Vacant		Surplus Land	0.03	
229-522-02	Poplar Way	Other		Surplus Land	0.01	Edge of improved paved lot/road
232-542-15	707 S Hale Ave	Commercial		Surplus Land	0.99	
232-372-21	707 S Hale Ave	Commercial		Surplus Land	0	

STAFF REPORT

April 8, 2026
File Number 0150-20

SUBJECT

ADOPTION OF A DONATION POLICY FOR REVIEWING GIFTS OFFERED TO THE CITY OF ESCONDIDO

DEPARTMENT

City Manager

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-45 to approve the Donation Policy establishing a formal, Citywide framework for evaluating, accepting, declining, documenting, and acknowledging donations to the City of Escondido.

Staff Recommendation: Approval (City Manager's Office: Christopher McKinney, Deputy City Manager)

Presenter: Nicole Lindsay, Management Analyst

ESSENTIAL SERVICE – Yes, internal requirement supporting Financial Stewardship

COUNCIL PRIORITY – Build Trust and Accountability; Financial Stewardship; Restore Organizational Capacity.

FISCAL ANALYSIS

Adoption of the Donation Policy does not create a direct fiscal impact. Instead, it strengthens fiscal stewardship by ensuring that costs, restrictions, and long-term obligations are evaluated before donations are accepted.

The policy also formalizes the Finance Department's review of designated or restricted donations, ensuring that appropriate accounting, audit requirements, and budget adjustments are identified before funds are accepted or spent. Evaluating the obligations associated with ownership prior to acceptance reduces the risk of unbudgeted expenditures, unfunded maintenance obligations, or administrative burdens associated with donated assets.

PREVIOUS ACTION

There has been no prior City Council action adopting a comprehensive, Citywide donation acceptance policy. Historically, donations have been accepted through a combination of department-level practices, and individual Council actions, depending on the nature and value of the donation.

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

Purpose of the Policy

The City of Escondido regularly receives donation offers from a wide range of sources including individuals, community groups, and nonprofit organizations, seeking to support City programs, projects, activities, facilities, services, public assets, and other City initiatives. While donations reflect strong community engagement and an intention to benefit the City, consideration must be given to the responsibilities inherit with accepting a donation, these include:

- Operational impacts
- Financial obligations
- Legal considerations
- Long- term maintenance responsibilities

City staff from the Finance Department, the City Manager's Office, Economic Development, and the City Attorney's Office, developed this policy to reflect best practices in order to establish a consistent pathway for future donations.

Adopting this policy provides several important benefits to the City:

1. **Consistency and Transparency**

   The policy ensures that all donation offers are evaluated using the same criteria, regardless of department or donor, promoting fairness and public trust.

2. **Financial and Operational Safeguards**

   By requiring early review of costs, restrictions, and long-term obligations, the City reduces the risk of accepting donations that later create unfunded liabilities or administrative challenges.

3. **Clear Accountability**

   Defined approval thresholds and documentation requirements clarify who is responsible for acceptance decisions and donor communication.

4. **Support for Strategic Goals**

   The policy aligns donations with the City's strategic priorities and ensures that accepted gifts support official City purposes rather than creating unintended obligations.

CITY of ESCONDIDO

STAFF REPORT

5. **Improved Recordkeeping and Reporting**

   Centralized retention of donation records and annual reporting to the City Council improve institutional knowledge and transparency.

Policy Scope

A donation, as defined within the policy, is an offer to the City in the form of monetary (cash) contribution, endowment, personal property, real property, financial securities, equipment, in-kind goods or services, public artwork, artifact, or any other asset for which the donor receives no goods or services in return.

The policy briefly addresses how to process donations of all values but is primarily focused on donations:

- Valued greater than $5,000
- Artifacts
- Artwork
- Real property

City staff from the benefiting department are responsible for evaluating all donation offers prior to acceptance, regardless of their value, and must determine that accepting the donation is in the best interest of the City, and is consistent with applicable City laws, policies, ordinances, and resolutions. The City has no obligation to accept any donation proposed by a donor.

Nothing in this Policy supersedes or replaces the requirements of existing Administrative Directives. Additionally, naming rights associated with a donation are not currently authorized under this Policy. Staff will draft a comprehensive Naming Rights Policy and will present that to City Council at a later date. Until that policy is formally adopted, no naming rights or naming recognition may be granted, except under special circumstances and only with the explicit approval of the City Manager and/or City Council, as appropriate.

Donation Acceptance Process

For donations valued less than $500, staff from the benefiting department are responsible for acknowledging receipt of and thanking, on behalf of the City, the donors. For donations valued between $500 - $4,999.99, the Beneficiary Department Head is responsible for acknowledging receipt of and thanking, on behalf of the City, the donors. Prior to accepting the donation, staff should consider whether accepting the donation is in the best interest of the City, and is consistent with applicable City laws, policies, ordinances, and resolutions.

CITY of ESCONDIDO

STAFF REPORT

All offers to donate to the City valued at $5,000 or greater, as well as donations of artifacts, public art, and real property, must be submitted in writing by the donor using the applicable Donation Form for consideration of acceptance. Based on the value and type of the donation, City staff shall review every donation received. Donations will only be accepted if:

- The donation is determined to be in the best interest of the City;
- The donation is consistent with applicable City laws, policies, ordinances, and resolutions;
- The long-term cost of ownership including anticipated expenditures and/or maintenance obligations associated with the donation are reasonable given City resources;
- Potential liabilities, including hazardous conditions or environmental considerations, are well understood and deemed worth the risk; and
- Any special restrictions placed on the donation by the owner are acceptable to the City.

The beneficiary department is responsible for conducting these reviews. If the donation is for a restricted purpose or requires immediate City expenditure, required obligations, or long-term financial commitments, the Finance Department will complete an additional review. They are responsible for evaluating whether the proposed designation or restriction is administrable, determining appropriate accounting, and ensuring financial systems are set up to properly account and restrict funding to the designated purpose.

Authority to accept donations on behalf of the City is based on the total value, nature, and circumstances of the proposed donation, including any required City expenditures or long-term obligations. The following table summarizes the approval authority for donation acceptance under this Policy.

CITY of ESCONDIDO

STAFF REPORT

Donation Value / Type	Approver
$0.01 - $499.99	Staff in Benefiting Department
$500 - $4,999.99	Beneficiary Department Head
$5,000 - $199,999.99	City Manager
$200,000+ Any donation in which a Councilmember helped facilitate or secure the offer Artifacts Nonstandard donations or donations that do not clearly fall within the defined categories outlined in this policy Other donations requiring Council consideration, as recommended by the City Manager Real Property	City Council

If there is a need to change donation approval thresholds in the future, Resolution No. 2026-45 allows the City Manager to make these adjustments without needing additional approval from the City Council.

All donation offers, whether accepted or rejected, should be acknowledged in writing. City Departments should complete their reviews within 30 business days of receiving a complete donation offer. Offers that require City Council review will be placed on the next available Council agenda, following Department review.

An annual report will be prepared by the City Manager's Office and issued to the City Council of all accepted and rejected offers valued at $5,000 or more.

Special Categories & Considerations

While the review and acceptance/rejection process is generally consistent for all types of donations—beginning with the initial donation offer, followed by staff review (including Finance, if applicable), a determination by the appropriate authority, and confirmation of the City's intent to accept or decline—certain requirements vary based on the type of donation, as outlined below:

CITY of ESCONDIDO

STAFF REPORT

Artifacts: Donations of artifacts will be coordinated by the City Manager's office and presented to the City Council for final approval. Further evaluation criteria will be applied to confirm that the donation:

- was not offered to influence a decision or secure an advantage;
- fosters goodwill, cultural exchange, or commemorates a City relationship or event;
- does not promote hate, violence, or discrimination;
- does not have suspect provenance;
- does not create conflicts of interests; and
- does not require exclusive display commitments or commercial promotion.

Non-standard donations: Donations that do not clearly fall within the defined categories in this policy, or that span multiple categories (including cash, bequeaths, personal property, real goods, services, trust & endowment funds, publicly traded equity, debt securities, real property, public artwork and artifacts) will be reviewed by the City Manager's Office. The review will assess the nature, intent, obligations, and potential impacts of the proposed donation. Because these donations fall outside standard acceptance pathways, they will always be presented to the City Council for final consideration and approval.

Public artwork: For public artwork, the Director of Economic Development or designee will coordinate the review. Public artwork may be donated or loaned temporarily, depending on the preference of the donor.

Offers to donate public artwork should include more details, specifically related to the artist and artwork including: artist credentials, artwork identification information, technical drawings and artwork images, proposed site and installation details, installation and maintenance requirements, condition reports (if not new), intellectual property rights/permissions, and loan requirements (if applicable).

In addition to the staff review, public artwork donations will include an aesthetic review by the Public Art Commission which will evaluate items including the artistic quality, fit within the proposed site and with existing public art, alignment with strategic goals and plans, site availability, installation and long-term maintenance, current conditions, and liability.

When a loan or donation is accepted, artists will be required to enter into a Public Art Donation Agreement with the City to memorialize their understanding and agreement with respect to the installation, maintenance, financial responsibility, future use of the artwork's image or likeness, acknowledgement of the City's right to photograph or record the artwork and any other conditions of the gift or return of the Public Artwork on loan. Per Resolution No. 2026-45 City Council authorizes the applicable Department Head, or designee, to execute Public Art Donation Agreements and Public Art Loan Agreements based on

CITY of ESCONDIDO

STAFF REPORT

City approved templates, provided the donation or loan has been accepted in accordance with the City's Donation Policy and the agreement has been reviewed and approved by the Office of the City Attorney.

Real property: The Director of Economic Development or designee will coordinate the review of all aspects related to the acceptance of real property donations including determining the value; maintenance obligations; liabilities; evaluating any restrictions; and will provide recommendations, if any, for conditions of acceptance. City Council will be responsible for accepting or rejecting the donations. Donation offers should also include a copy of the Title Report.

RESOLUTIONS

a. Resolution No. 2026-45
b. Resolution No. 2026-45—Exhibit "A"— Donation Policy

ATTACHMENTS

a. Attachment "1" - Donation Form (Donations $5,000 or greater, artifacts, real property) and Staff Checklist
b. Attachment "2" - Donation Form (Public Art) and Staff Checklist

RESOLUTION NO. 2026-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA ADOPTING A DONATION POLICY ESTABLISHING A FORMAL, CITYWIDE FRAMEWORK FOR EVALUATING, ACCEPTING, DECLINING, DOCUMENTING, AND ACKNOWLEDGING DONATIONS TO THE CITY OF ESCONDIDO

WHEREAS, the City of Escondido regularly receives donation offers from a diverse range of sources offering to donate monetary (cash), endowments, personal property, real property, financial securities, equipment, in-kind goods or services, public artwork, artifacts, and other assets with no goods or services offered in returned; and

WHEREAS, donations reflect strong community engagement and an intention to benefit the City; and

WHEREAS, accepting donations may result in operational impacts, financial obligations, legal considerations, and long-term maintenance responsibilities, consideration must be given to the initial and long-term ownership costs inherent with accepting a donation; and

WHEREAS, the City has no obligation to accept a donation; and

WHEREAS, adopting the Donation Policy attached hereto as Exhibit “A,” protects the City by adding consistency and transparency to the evaluation criteria, reduces the risk of accepting donations that create unfunded liabilities or administrative challenges, clearly defines approval thresholds, and ensures that accepted gifts align with the City’s strategic priorities; and

WHEREAS, the proposed policy does not supersede or replace existing Administrative Directives nor grant naming rights associated with donations.

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

1. That the above recitations are true.

2. That the City Council adopt the Donation Policy which is attached hereto as Exhibit “A” and incorporated by this reference, to strengthen fiscal stewardship by ensuring that costs, restrictions, and long-term obligations are evaluated before donations are accepted.

3. That the City Council delegates authority to the City Manager to adjust donation approval thresholds within the Donation Policy, without requiring further Council action.

4. That the City Council authorizes the applicable Department Head, or designee, to execute Public Art Donation Agreements and Public Art Loan Agreements, including agreements based on City approved templates, provided the donation or loan has been accepted in accordance with the City’s Donation Policy and the agreement has been reviewed and approved by the Office of the City Attorney.

CITY OF ESCONDIDO

DONATION POLICY

Date: April 2026
Originating Dept.: OBJ City Manager

SUBJECT: DONATION ACCEPTANCE POLICY

PURPOSE:

The purpose of this policy is to establish a formal process for acceptance and documentation of donations made to the City and to provide guidelines for accepting gifts and donations in a responsible, transparent, and accountable manner that is consistent with the City's strategic goals. It establishes uniform evaluation criteria; provides the City the opportunity to determine if there are relevant and adequate resources to administer such donations prior to acceptance; and ensures that the City appropriately acknowledges the generosity of each donor. This policy provides guidance when individuals, community groups, and businesses wish to donate.

This policy does not include donations of tickets (see Administrative Directive 47) or Roadside, Park and other Memorials (see Administrative Directive 49).

SPECIFIC OBJECTIVES:

1. To establish and guide relationships with donors who share the City's commitment to improving the Escondido community's quality of life;

2. To enrich the Escondido community by responsibly and efficiently managing donations;

3. To generate revenue to fund new and existing facilities, projects, programs and activities for the benefit of the City and its residents; and

4. To collaborate with partners, including non-profit and for-profit organizations, business leaders, private citizens, and organizations whose missions align with the City's strategic goals.

DEFINITIONS:

Defined terms used in this Council Policy appear in italics. For purposes of this Council Policy:

Artifacts are items offered to the City for undesignated use and accepted on behalf of the City from representatives of foreign or domestic governments, business leaders, Friendship or Sister Cities and their affiliates, private citizens, organizations, or other

parties intending to express appreciation or foster diplomatic exchange and goodwill and/or to symbolize a significant event or relationship with the City.

Beneficiary Department Head shall mean the Director of the City department, agency, board, or commission, or designee, for which a *donation* is designated or intended. The City Manager or designee shall act as the *Beneficiary Department Head* if no department, agency, board, or commission is designated or intended.

Designated Donation shall mean donations designated at *donor* request for a particular City department, location, or purpose. Designated *donations* may only be accepted when they have a purpose consistent with the City's goals and objectives and are in the best interest of the City. The City must always consider public trust and comply with all applicable laws when accepting *donations*.

Donation or *Gift* shall mean a monetary (cash) contribution, endowment, personal property, *real property*, financial securities, equipment, in-kind goods or services, public artwork, artifact, or any other asset that the City has accepted and for which the *donor* has not received any goods or services in return. For purposes of this Council Policy, the terms "*donation*" and "*gift*" shall be synonymous.

Donor shall mean a person or other legal entity that proposes or provides a *donation* to the City.

Public Artwork shall mean any work of art, in any form or medium including, but not limited to sculpture, murals, installations, and digital media. This definition is in line with the Public Art Strategic Plan adopted by City Council on September 18, 2024.

Real Property shall mean physical land and any improvements thereto, along with the associated ownership rights.

Trust and Endowment shall mean *donations* that are undesignated to the extent that only earnings, and not principal, may be used for a particular City department, location or purpose.

Undesignated Donation shall mean a *donation* to the City without any limitations being placed upon its use.

GENERAL PRINCIPLES:

1. This Council Policy is intended to guide the manner in which City staff accepts *donations* on behalf of the City.

2. City Council is responsible for determining whether to accept *donations* through a written resolution *in the following cases:*
   - *Donations* valued over $200,000;
   - All *donations* of r*eal property* or physical improvements to City property not otherwise covered by this policy;
   - All *donations* of *artifacts;*
   - Any *donation* for which a City Councilmember played a role in soliciting, facilitating, or securing the donation, regardless of value; and
   - Any *donation* that the City Manager recommends for Council review due to the nature of the proposal.

3. *Donations* do not become the property of the City until accepted by the City consistent with this Council Policy.

4. Only City officials authorized by this Policy may accept *donations.*

5. The City has no obligation to accept any *donation* proposed by a *donor.*

6. All *donations* will be evaluated by the City prior to acceptance to determine whether the *donation* is in the City's best interest and is consistent with applicable City laws, policies, ordinances, and resolutions.

7. The City does not provide legal, accounting, tax or other such advice to *donors.* Each *donor* is ultimately responsible for ensuring the *donor's* proposed *donation* meets and furthers the *donor's* charitable, financial, and estate planning goals. As such, each *donor* is encouraged to meet with a professional advisor before making any *donation* to the City.

8. The City must determine whether an expenditure of City funds, either a direct outlay of City funds or the use of City forces and materials, is associated with or required by acceptance of the *donation* prior to acceptance.

9. The *donation* must be used for official City business, and not for political activities or other personal business.

10. A donor may gift a *designated donation*, restricting the *gift* to a particular City department, location or purpose, but not designate the City official who may use the *donation.*

11. Departments must consult with the Finance Department prior to accepting any designated donation, or any donation that involves immediate City costs, required obligations, or long- term financial commitments. Finance is responsible for evaluating whether the proposed designation or restriction is administrable, determining appropriate accounting, confirming that Workday or other City systems can support

required tracking, and advising on all compliance requirements. No designated or restricted donation may be accepted until Finance has reviewed the donor's written instructions and confirmed that the City can responsibly honor and administer the restriction.

12. If required, the City will report a *donation* made to the City to the Fair Political Practices Commission (FPPC) in accordance with the timelines and directives described in title 2, section 18944 of the California Code of Regulations.

13. If a donation to the City is made at an elected City official's behest from a single source in a calendar year, and the *donation* meets or exceeds the amount established by the FPPC, the elected City official must file a FPPC Form 803 with the City Clerk disclosing this information.

14. For donations valued less than $500, staff are responsible for acknowledging receipt of and thanking, on behalf of the City, the *donors of donation.*

15. For donations valued between $500 - $4,999.99, the *Beneficiary Department Head* is responsible for acknowledging receipt of and thanking, on behalf of the City, the *donors of donation*. If a donation benefits more than one department, is valued greater than $5,000, or is accepted by the City Council, the City Manager or their designee is responsible for acknowledging the donation, thanking the donor, and signing the donation form, on behalf of all involved departments or the City Council.

16. The City shall comply with all applicable laws and regulations of the Internal Revenue Service regarding the acceptance of *donations.*

17. As applicable to the *donation, donors* must comply with California Labor Code § 1770 *et. seq.*, by agreeing to pay prevailing wages and scale of pay and comply with all registration, monitoring and enforcement orders of the Department of Industrial Relations. Donors shall keep themselves informed of and comply with all applicable federal, state, and local laws, statutes, codes, ordinances, regulations, rules, and other legal requirements pertaining to the payment of prevailing wages including, but not limited to, the keeping of certified payroll records, overtime pay, employment of apprentices, and workers' compensation coverage as may be required.

18. For *donations* or loans of *public artwork*, the Director of Economic Development or designee in consultation with other City departments as appropriate, and with the Public Art Commission (PAC), will coordinate the review of all aspects related to the acceptance of the donation or loan.

19. For *donations* of *Real Property*, the Director of Economic Development or designee will coordinate the review of all aspects related to the acceptance of the *donation* including determining the value; maintenance obligations; liabilities; evaluating any restrictions;

and will provide recommendations, if any, for conditions of acceptance. City Council will be responsible for accepting or rejecting the *donation*.

20. For donations of *artifacts*, the City Manager's Office, will coordinate the review of all aspects related to the acceptance of the *donation* including confirming that the *gift* was not offered to influence a decision or secure an advantage, but was offered to foster goodwill, cultural exchange, or commemorate a City relationship or event. The City will not accept items that promote hate, violence, or discrimination; have suspect provenance; create conflicts of interests; or require exclusive display commitments or commercial promotion.

21. Donations that do not clearly fall within the defined categories in this policy, or that span multiple categories (including cash, bequeaths, personal property, real goods, services, trust & endowment funds, publicly traded equity, debt securities, real property, public artwork and artifacts) shall be forwarded to the City Manager's Office for evaluation. The City Manager's Office will coordinate any necessary internal review to assess the nature, intent, obligations, and potential impacts of the proposed donation. Because these donations fall outside standard acceptance pathways, they must be presented to the City Council for final consideration and approval to ensure transparency, consistency with City policies, and alignment with the City's strategic goals.

22. Authority to accept donations on behalf of the City is based on the total value, nature, and circumstances of the proposed donation, including any required City expenditures or long-term obligations. The following table summarizes the approval authority for donation acceptance under this Policy.

Donation Value / Type	Approver
$0.01 - $499.99	Staff
$500 - $4,999.99	Beneficiary Department Head
$5,000 - $199,999.99	City Manager
$200,000+ Any donation in which a Councilmember helped facilitate or secure the offer Artifacts Nonstandard donations or donations that do not clearly fall within the defined categories outlined in this policy Other donations requiring Council consideration, as recommended by the City Manager Real Property	City Council

23. The donated asset will become the unconditional property of the City and the City will determine its use, unless otherwise agreed. In the case of loans of public artwork, the above will not apply and the property will retain its original ownership. In the case of real or personal property, the City reserves the right to determine the retention, location, and other considerations relating to the donated asset's use or disposition.

24. Naming rights associated with a *donation* are not currently authorized under this Policy. The City will develop a comprehensive Naming Rights Policy, which will establish standards such as eligibility thresholds, valuation criteria, approval authority, sunset periods, and other procedural requirements. Until that policy is formally adopted, no naming rights or naming recognition may be granted, except under special circumstances and only with the explicit approval of the City Manager and/or City Council, as appropriate. Upon adoption of the forthcoming Naming Rights Policy, this section will be updated to align with that policy's standards, including any provisions regarding sunset periods, removal, reassignment, or retirement of naming recognition. Nothing in this Policy supersedes or replaces the requirements of existing Administrative Directives governing roadside, park, or other memorial installations; such donations must comply with Administrative Directive 49.

POLICY:

All offers to donate to the City valued $5,000 or greater, as well as all donations of public artwork, shall be submitted by the donor in writing for consideration of acceptance using the Donation Form. Donation offers should include the following details:

- Donor Name
- Donor contact details (email/phone number/address)
- If the donor is a nonprofit organization, the Employer Identification Number (EIN)
- Nature of donation (cash, property, artwork, etc.)
- Value of Donation
- Long-term obligations placed upon the City, including estimated ownership costs including expected maintenance
- Description of donation
- Intended use of donation

As outlined below, based on the value of the donation offered (including any required City expenditure upfront and/or long-term obligations), appropriate City staff shall review every *donation* and determine if the benefits to be derived warrant acceptance of the *donation*. The City must determine whether an expenditure of City funds, either a direct outlay of City funds or the use of City forces and materials, is associated with or required by acceptance of the donation prior to acceptance.

For any *designated donation* involving donor- imposed restrictions or conditions, departments must submit the donor's written instructions to the Finance Department for review before acceptance. Finance will determine whether the restriction is administrable, ensure appropriate accounts are identified or established, and identify any audit or reporting obligations associated with the donation.

Donations do not become the property of the City until accepted by the City consistent with this policy. The City has no obligation to accept any *donation* proposed by a *donor.*

Considerations for acceptance will include, but are not limited to:

- Determining if the donation is in the best interest of the City;
- Whether the donation is consistent with applicable City laws, policies, ordinances, and resolutions;
- The long-term cost of ownership including anticipated expenditures and/or maintenance obligations associated with the donation;
- Potential liabilities, including hazardous conditions or environmental considerations;
- Whether the donation has any special restrictions, and if so, if those restrictions are acceptable to the City.

To ensure timely processing of donation offers, the City establishes the following review and approval timelines:

- Department Head review: within 30 business days of receiving a complete donation offer.
- City Manager review: within 30 business days of receiving a complete donation offer.
- City Council review: placed on the next available Council agenda following City Manager / Department Head review and completion of staff analysis.

These timelines are intended to set expectations for processing but may be extended when additional analysis, legal review, site assessments, or Council scheduling requirements apply.

A Donation Form (included at the end of this Policy) must be filled out by the donor, submitted to CityManager@escondido.gov, and completed by City staff. The City uses two separate donation forms: one specifically for donations of public art; and another for all non–public art donations valued at $5,000 or greater, as well as for all donations of real property or artifacts, regardless of value.

The donor's signature is required, unless this requirement is waived by the City Manager. The City Manager may waive the signature requirement when obtaining a signature would be otherwise impractical. The Donation Form, including donor name(s) and *donation* amounts, are public information subject to disclosure pursuant to the California Public Records Act.

Following staff review, a copy of each Donation Form for both accepted and rejected donations shall be forwarded for information to the City Manager's Office and the designated department for which the donation was assigned. Each original Donation Form shall be maintained by the Finance Department.

Acknowledgement of the *donation* should be addressed to the donor in writing and is the responsibility of the *Beneficiary Department Head*. Undesignated donations, donations benefiting multiple departments, or donations accepted by City Council shall be acknowledged by the City Manager or designee. A copy of the Donation Form should be forwarded to donors.

Donation of Cash, Bequeaths, Personal Property, Real Goods, Services, Trust & Endowment Funds, Publicly Traded Equity, and Debt Securities

A. Donations valued less than $500 (excluding donations of artifacts, public art and/or real property) may be accepted by staff, who then notify the Department Head. The staff member accepting the gift is responsible for acknowledging the donation and thanking the donor. For undesignated donations of cash valued under $500, funds are deposited into the General Fund. The Donation Form is not required for these donations, unless specifically requested by the donor.

B. Offers of *donations* of cash, personal property, or services (including required City expenditures) valued between $500 - $4,999.99 may be accepted by a Department Head.

If the offer is of financial security or investment, the City shall liquidate that investment to cash. The *donor* is not required to sign the Donation Form.

C. Offers of *donations* of cash, bequeaths, personal property, real goods, services, trust & endowment funds, publicly traded equity, or debit securities valued at more than $5,000 and less than $200,000 including required City expenditures) may be accepted by the City Manager. The *donor* must sign the Donation Form, unless waived by the City Manager or designee.

D. Offers of *donations* of cash, bequeaths, personal property, real goods, services, trust & endowment funds, publicly traded equity, or debit securities valued more than $200,000 (including required City expenditures) must be accepted through a written resolution consistent with these guidelines and approved by the City Council.

E. The *Beneficiary Department Head* or City Manager (or designee) who completed the Donation Form will be responsible for giving notice of the City Council's decision to the donor within 10 business days following the City Council's determination to accept or reject the proposed *donation*.

Based on the value of the donation offer as outlined above, appropriate City staff will review the conditions of any *designated donation* and determine if the benefits to be derived warrant acceptance of the donation. Criteria for the evaluation of the donation includes but is not limited to:

A. Whether it is in the City's best interest and is consistent with applicable City laws, policies, ordinances, and resolutions;

B. Whether there are any special restrictions and if so, if those restrictions are acceptable to the City;

C. Consideration of whether an immediate, initial, or long-term City expenditure or commitment of City resources, which has not been included in the approved City budget, is required in order to accept the donation and would be considered fiscally responsible;

D. Whether it creates a new, one-time or an ongoing general maintenance obligation for the City;

E. The potential and extent of the City's obligation to maintain, match, or supplement the *donation*;

F. Whether accepting the *donation* would further the best interests of the City; and

G. For non-profit organizations, whether the organization is in good standing with the IRS and the California Attorney General's Office.

Designated cash donations can be deposited into an appropriate revenue account for the specified City department if one exists. Otherwise, they will be deposited into the City's unrestricted General Fund to be allocated for use at a future time. In order to increase a

department's budget to spend the funds, regardless of the amount or donor restriction, City Council approval is required through an approved budget adjustment.

Undesignated donations in an amount over $200,000 will be distributed at the direction of City Council. Regardless of dollar amount or value, if a *donor* wishes to gift a *Designated Donation* by placing specific restrictions on the use of funds or the donation, that must be documented in writing and forwarded to Finance.

Donations of *Real Property*

All offers to donate *real property* to the City must include a title report and will be reviewed by the City Council, regardless of value. The City Council is responsible for accepting or declining donations of real property. Donations of *real property* may be accepted upon completion of the following process:

1. Donor must complete the Donation Form and provide a title report.
2. City Staff shall determine the approximate value of the donated *real property* and shall seek City Council approval to accept a *donation* if staff determines that the *donation* is in the City's best interest and acceptance is consistent with applicable City laws, policies, ordinances, and resolutions.
3. When seeking such approval, City Staff shall report to the City Council regarding:
    - The appraised value of the donation;
    - Any expenditures or maintenance obligations for the City associated with the donation;
    - Potential liabilities associated with the donation, such as hazardous conditions or environmental concerns;
    - Whether the donation has any special restrictions, and if so, if those restrictions are acceptable to the City; and
    - Any recommendations for conditions of acceptance.
4. The Economic Development Department shall administer the *donation* of *real property*.

Donations of Artifacts

All offers to donate *artifacts* to the City must be reviewed and accepted by the City Council. Donations of *artifacts* may be accepted upon completion of the following process:

1. City Staff shall determine the approximate value of the donated *artifact* and shall seek City Council approval to accept a *donation* if staff determines that the *donation* is in the City's best interest and acceptance is consistent with applicable City laws, policies, ordinances, and resolutions.
2. When seeking such approval, City Staff shall report to the City Council regarding:
    - Whether the item promotes hate, violence, or discrimination;

- Whether the item requires exclusive display or commercial promotion;
- The intention of the gift, including reviewing the *donor's* stated purpose, confirming that the gift is not offered to influence a decision or secure advantage, and completing a conflict-of-interest check for pending applications or matters between the City and the *donor*; and
- Provenance details for the item including origin and prior ownership.

3. The City Manager's Office shall administer the *donation* of *artifacts.*

Donations of Public Artwork

In order to facilitate a reasonable assessment of proposed *gifts* and loans of *public artwork* that are in the best interests of the City, the Director of Economic Development or designee, in consultation with other City departments as appropriate, and with the Public Art Commission (PAC), will coordinate the review of all aspects related to the acceptance of *donations* and loans of *public artwork*. Proposed *donations* and loans should be evaluated to determine whether they are in line with the City's overall goals and adopted plans and policies, whether they are placed in appropriate locations and integrated appropriately with their sites, and whether proper advance planning and preparation has taken place.

Proposals for *donations* and loans of *public artwork* that are made to any City official, or department should be referred to the Economic Development Department. Technical review should be undertaken by appropriate City staff and aesthetic review should be undertaken by the PAC. Staff and the PAC should provide a recommendation to the Director/City Manager/City Council, who has final approval authority over donations and loans of public artwork. *Donations* or *loans* valued at $5,000 or below may be accepted by a Department Head; more than $5,000 and less than $200,000 may be accepted by the City Manager; and more than $200,000 must be accepted by the City Council. These dollar amounts must include the value of any required ongoing City maintenance or other City expenditures.

Procedure for Review of Gifts or Loans of Public Artwork

1. Proposals

Proposals for *donations* and loans of *public artworks* shall be submitted by the donor in writing to CityManager@escondido.gov using the Donation Form – Public Art. The form will be forwarded to the Director of Economic Development or designee for consideration of acceptance. Donation offers should include the following details:

At a minimum, the proposals should include:

- Resume and biography of artist;
- Title of the artwork;
- Description of artwork including purpose, meaning, or intention of its creation by the artist;
- Digital images of the artwork;
- Technical drawing of the artwork including dimensions;

- Proposed site location(s) and necessary site improvements;
- Proposed date of installation;
- Statement of appraised value of art;
- Maintenance and installation requirements, including a cost estimate for installation;
- Any conditions related to involvement of or approval from the artist or their designated foundation for any future use of the artwork's image or likeness (e.g., reproduction, promotional materials, or digital representation);
- Report of artwork's condition if not new;
- If the donor is a nonprofit organization, the Employer Identification Number (EIN);
- If the artwork is being gift, certification of intellectual property rights to the work of art or any requirements for waiver or transfer of such rights to the City; and
- If the artwork is being loaned to the City for temporary display, any conditions related to the display and the duration of the loan, and whether the art is insured and evidence of insurance.

2. Internal Review

Initial review of proposals shall be made by relevant City Departments to ensure that the application is complete, to conduct an initial feasibility review of the proposal, and to determine what other requirements, i.e. permits, studies, etc., are required. Applicants will be notified in writing of any additional requirements and will need to provide written acceptance of the additional requirements before moving on to the Aesthetic Review.

3. Aesthetic Review

Once the proposal is deemed complete and the internal review is finalized, and City staff determines that the proposal is feasible, fiscally responsible, and in the best interests of the City, an aesthetic review shall be conducted by the PAC. Following this review, Staff and the PAC should provide a recommendation to the Director/City Manager/City Council, who has final approval authority based on the valuation of the donation or loan.

A representative of the individual or organization making the proposal will be invited to provide a presentation to the members of the PAC.

The PAC shall evaluate proposals based on the following criteria:

- The artistic merit of the proposed artwork;
- Compatibility with existing public art and the proposed site;
- Alignment with the Public Art Strategic Plan and/or other guiding policy documents;
- Availability of the site;
- Maintenance and installation requirements and anticipated costs to the City;
- Artwork condition, if not new;
- Liability considerations;
- Donor conditions; and

- Such other considerations that the PAC and City staff find relevant for the particular artwork.

4. Conditions of the Gift or Loan

The Artist will be required to enter into a Public Art Donation Agreement with the City to memorialize their understanding and agreement with respect to the installation, maintenance, financial responsibility, future use of the artwork's image or likeness, acknowledgement of the City's right to photograph or record the artwork and any other conditions of the *gift* or return of the *Public Artwork* on loan. Permanent donations of *public artwork(s)* will become the property of the City's public art collection and the *donor* must complete the Artist Rights Waiver form.

Sample agreements are available for staff on the Intranet, but they are only intended for initial drafting, not as final documents. Before preparing a Public Art Donation Agreement, the Director of Economic Development or their designee must inform the City Attorney's Office. A draft of the agreement should be sent to the City Attorney's Office for legal review and approval, following the City's standard contract procedures, before it is finalized or shared with a donor or artist for signature.

Declined Donations

The City of Escondido has the sole discretion, and reserves the right, to decline any offer of *donation* if, upon review, acceptance of the *donation* offer is not in the best interests of the City.

Council Notification

The City Manager's Office will prepare an annual report, sent via email to the City Council, of both accepted and rejected *donation* offers valued at $5,000 or greater, with copies of the Donation Form or a short description of the reason for rejection.

CITY OF ESCONDIDO DONATION FORM

Required for all donation proposals

- valued at $5,000 or greater
- all donations of artifacts
- all donations of real property

Completed forms should be emailed to CityManager@escondido.gov.
Donations of real property must include a copy of the Title Report.

Date:	Name of Donor:
Donor Phone Number:	Donor Email:
Donor Address:	Donation Type:
Value of Donation:	Employer Identification N (required for non-profits
Description of Donation:	
Potential immediate costs or obligations for acquisition or installation: *Describe any upfront costs or obligations the City would incur to obtain or install the donation.*	
Estimated ongoing maintenance or replacement costs: *Identify any recurring expenses the City would be responsible for to maintain, repair, or replace the donated item over time.*	
Longterm obligations for the City, including anticipated annual ownership costs: *Explain any other long-term responsibilities the City would take on and provide an estimate of the yearly costs associated with owning the item.*	
Intended Use or Any Conditions Related to the Donation:	
Additional Comments:	

I am donating the cash, real or personal property described above to the City of Escondido with the understanding that the donated asset will become the unconditional property of the City and that the City will determine its use. In the case of loans of public artwork, the above will not apply and the property will retain its original ownership. In the case of real or personal property, the City reserves the right to determine the retention, location, and other considerations relating to the donated asset's use or disposition. Determination of value, for tax purposes, is solely the responsibility of the donor.

Date	**Donor's Signature (only required for real/tangible property or cash donations valued at $5,000 or greater)**

TO BE COMPLETED BY CITY STAFF ONLY

Donation Classification (check all that apply)

☐Unrestricted
☐Designated (by donor)
☐Requires City expenditures to accept (i.e., installation, site improvements, staff support.)
☐Requires long-term City obligations (i.e., maintenance, replacement, insurance, staff / vendor support.)

Department Review – Operational Assessment

☐The application form is complete and all required supporting documentation is attached
☐Donation is in the best interest of the City
☐Donation complies with applicable City laws, policies, ordinances, and resolutions
☐Estimated valuation of the donation, ownership obligations and maintenance costs have been reviewed and appear reasonable
☐Anticipated costs to accept the donation have been reviewed and are acceptable
☐Acceptance of donation is fiscally responsible
☐Long- term ownership, obligations, and maintenance costs have been reviewed and are acceptable
☐City can maintain, support, or supplement the donation as required
☐All potential liabilities have been reviewed and are acceptable
☐Required cross-department reviews have been completed (if applicable)
☐For nonprofit donors: the organization is in good standing with the IRS/California Attorney General's Office
☐The Department consulted with Finance prior to acceptance

Department Review (for designated donations only):

☐Any donor- imposed restrictions have been reviewed and are acceptable to the City
☐The Department can operationally comply with the restriction(s)

Finance Review (for designated donations only) - Financial System Set-up and Compliance:

☐Donor instructions have been reviewed and verified in writing
☐Feasibility of administering the restriction has been reviewed with the Department
☐Workday account structure has been evaluated
☐Required revenue/project accounts have been created or identified
☐Reporting and audit obligations have been identified
☐Long-term financial obligations have been assessed and accepted
☐City Council–approved budget adjustment has been obtained to allow spending of donated funds

Approved / Denied

Beneficiary Department		**Department Contact**

Date		**City Manager Signature** (greater than $5,000 and less than $200,000)
Date Approved by Council - Attach Staff Report and Resolution (all donations of real property; all donations of artifacts; donations greater than $200,000; donations for which a Councilmember played a role in soliciting, facilitating, or securing the donation; or any donation that the City Manager recommends for Council review due to the nature of the proposal)		

Finance Department

Date Recorded: _____ Account Number: _____

Capital Asset #: _____

NOTE: The City of Escondido cannot guarantee future funding for repair, maintenance, use or replacement of donated items.

Appendix B

CITY OF ESCONDIDO DONATION FORM - PUBLIC ART

Required for all proposed donations or temporary loans of public artwork.
Completed forms should be emailed to CityManager@escondido.gov

Date:	Name of Donor:
Donor Phone Number:	Donor Email:
Donor Address:	Donation Type:
Employer Identification (required for non-profit	
Name of artist:	Title of artwork:
Value of Donation:	Proposed site location(s) improvements:
Proposed date of instal	
Biography of artist:	
Description of artwork including purpose, meaning, or intention of its creation by the artist:	
If artwork is not new, report of artwork's condition:	
If the artwork is being loaned to the City for temporary display:	

• Is the artwork insured? (attach evidence of insurance) • Any conditions related to the display and the duration of the loan
Maintenance and installation requirements, including a cost estimate for installation:
Any conditions related to involvement of or approval from the artist or their designated foundation for any future use of the artwork's image or likeness (e.g., reproduction, promotional materials, or digital representation):
Any conditions related to the City photographing or videoing the imagery of the artwork:
Potential immediate costs or obligations for acquisition or installation: *Describe any upfront costs or obligations the City would incur to obtain or install the donation.*
Estimated ongoing maintenance or replacement costs: *Identify any recurring expenses the City would be responsible for maintaining, repairing, or replacing the donated item over time.*
Longterm obligations for the City, including anticipated annual ownership costs: *Explain any other long-term responsibilities the City would take on and provide an estimate of the yearly costs associated with owning the item.*
Intended Use:
Additional Comments:

Please attach the following to this form:

- Resume of artist
- Digital images of the artwork
- Technical drawing(s) of the artwork including dimensions
- Statement of appraised value of art
- For donations, certification of intellectual property rights to the work of art or any requirements for waiver or transfer of such rights to the City
- For temporary loans, evidence of insurance

I am donating the cash, real, or personal property described above to the City of Escondido with the understanding that the donated asset will become the unconditional property of the City and that the City will determine its use. In the case of loans of public artwork, the above will not apply and the property will retain its original ownership. In the case of real or personal property, the City reserves the right to determine the retention, location, and other considerations relating to the donated asset's use or disposition. Determination of value, for tax purposes, is solely the responsibility of the donor.

Date **Donor's Signature**

TO BE COMPLETED BY CITY STAFF

Donation Classification (check all that apply)

☐Unrestricted
☐Designated (by donor)
☐Requires City expenditures to accept (i.e., installation, site improvements, staff support.)
☐Requires long-term City obligations (i.e., maintenance, replacement, insurance, staff / vendor support.)

Economic Development Review

☐The application form is complete, and all required supporting documentation is attached
☐Donation is in the best interest of the City
☐Donation complies with applicable City laws, policies, ordinances, and resolutions
☐Anticipated costs to accept the donation have been reviewed and are acceptable
☐Long- term ownership, obligations, and maintenance costs have been reviewed and are acceptable
☐City can maintain, support, or supplement the donation as required
☐All potential liabilities have been reviewed and are acceptable
☐For nonprofit donors: organization is in good standing with the IRS/California Attorney General's Office
☐Additional requirements identified (i.e., permits, studies)
☐Applicant notified of additional requirements (if applicable)
☐Applicant accepted additional requirements (if applicable)
☐Any donor- imposed restrictions have been reviewed and are acceptable to the City
☐The Department can operationally comply with the restriction(s)
☐Required cross-department reviews have been completed (if applicable)
☐The Department consulted with Finance prior to acceptance

PAC Aesthetic Review

☐Merit of the proposed artwork has been confirmed
☐Donation is compatible with existing public art and proposed site
☐Donation is in alignment with the Public Art Strategic Plan and/or other guiding policy documents
☐Selected site is available
☐Maintenance and installation requirements and anticipated costs have been reviewed and are acceptable
☐Condition of the artwork has been evaluated and is acceptable
☐All potential liabilities have been reviewed and are acceptable
☐Any donor- imposed restrictions have been reviewed and are acceptable to the City
☐Any other considerations identified by the PAC or City staff have been reviewed and are acceptable

Required Documentation Completed

☐City Attorney's Office approved the MOU/Artist Agreement prior to sending to donor for signature
☐MOU signed by donor
☐Artist Rights Waiver form signed (for gifts only)

Approved / Denied

Date		**City Manager Signature** (greater than $5,000 and less than $200,000)
Date Approved by Council - Attach Staff Report and Resolution (donations greater than $200,000, or any donation that the City Manager recommends for Council review due to the nature of the proposal)		

Finance Department

Date Recorded: _____ Account Number: _____

Capital Asset #: _____

NOTE: The City of Escondido cannot guarantee future funding for repair, maintenance, use or replacement of donated items.

CITY OF ESCONDIDO DONATION FORM

Required for all donation proposals

- valued at $5,000 or greater
- all donations of artifacts
- all donations of real property

Completed forms should be emailed to CityManager@escondido.gov.
Donations of real property must include a copy of the Title Report.

Date:	Name of Donor:
Donor Phone Number:	Donor Email:
Donor Address:	Donation Type:
Value of Donation:	Employer Identification Number (EIN): *required for non-profits*
Description of Donation:	
Potential immediate costs or obligations for acquisition or installation: *Describe any upfront costs or obligations the City would incur to obtain or install the donation.*	
Estimated ongoing maintenance or replacement costs: *Identify any recurring expenses the City would be responsible for to maintain, repair, or replace the donated item over time.*	
Longterm obligations for the City, including anticipated annual ownership costs: *Explain any other long-term responsibilities the City would take on and provide an estimate of the yearly costs associated with owning the item.*	
Intended Use or Any Conditions Related to the Donation:	

Revision Date: April 2026

Additional Comments:

I am donating the cash, real or personal property described above to the City of Escondido with the understanding that the donated asset will become the unconditional property of the City and that the City will determine its use. In the case of loans of public artwork, the above will not apply and the property will retain its original ownership. In the case of real or personal property, the City reserves the right to determine the retention, location, and other considerations relating to the donated asset’s use or disposition. Determination of value, for tax purposes, is solely the responsibility of the donor.

Date	**Donor’s Signature (only required for real/tangible property or cash donations valued at $5,000 or greater)**

TO BE COMPLETED BY CITY STAFF ONLY

Donation Classification (check all that apply)

☐Unrestricted
☐Designated (by donor)
☐Requires City expenditures to accept (i.e., installation, site improvements, staff support.)
☐Requires long-term City obligations (i.e., maintenance, replacement, insurance, staff / vendor support.)

Department Review – Operational Assessment

☐The application form is complete and all required supporting documentation is attached
☐Title Report was provided and has been reviewed (for Real Property donations)
☐Donation is in the best interest of the City
☐Donation complies with applicable City laws, policies, ordinances, and resolutions
☐Estimated valuation of the donation, ownership obligations and maintenance costs have been reviewed and appear reasonable
☐Anticipated costs to accept the donation have been reviewed and are acceptable
☐Acceptance of donation is fiscally responsible
☐Long- term ownership, obligations, and maintenance costs have been reviewed and are acceptable
☐City can maintain, support, or supplement the donation as required
☐All potential liabilities have been reviewed and are acceptable
☐Required cross-department reviews have been completed (if applicable)
☐For nonprofit donors: organization is in good standing with the IRS/California Attorney General's Office
☐The Department consulted with Finance prior to acceptance

Department Review (for designated donations only):

☐Any donor- imposed restrictions have been reviewed and are acceptable to the City
☐The Department can operationally comply with the restriction(s)

Finance Review (for designated donations only) - Financial System Set-up and Compliance:

☐Donor instructions have been reviewed and verified in writing
☐Feasibility of administering the restriction has been reviewed with the Department
☐Workday account structure has been evaluated
☐Required revenue/project accounts have been created or identified
☐Reporting and audit obligations have been identified
☐Long-term financial obligations have been assessed and accepted
☐City Council–approved budget adjustment has been obtained to allow spending of donated funds

Approved / Denied

Revision Date: April 2026

Beneficiary Department		Department Contact
Date		**City Manager Signature** (greater than $5,000 and less than $200,000)
Date Approved by Council - Attach Staff Report and Resolution (all donations of real property; all donations of artifacts; donations greater than $200,000; donations for which a Councilmember played a role in soliciting, facilitating, or securing the donation; or any donation that the City Manager recommends for Council review due to the nature of the proposal)		

Finance Department

Date Recorded: _____ Account Number: _____

Capital Asset #: _____

NOTE: The City of Escondido cannot guarantee future funding for repair, maintenance, use or replacement of donated items.

CITY OF ESCONDIDO DONATION FORM - PUBLIC ART

Required for all proposed donations or temporary loans of public artwork.
Completed forms should be emailed to CityManager@escondido.gov

Date:	Name of Donor:
Donor Phone Number:	Donor Email:
Donor Address:	Donation Type:
Employer Identification Number (required for non-profits):	
Name of artist:	Title of artwork:
Value of Donation:	Proposed site location(s) improvements:
Proposed date of installation:	
Biography of artist:	
Description of artwork including purpose, meaning, or intention of its creation by the artist:	
If artwork is not new, report of artwork's condition:	
If the artwork is being loaned to the City for temporary display: • Is the artwork insured? (attach evidence of insurance) • Any conditions related to the display and the duration of the loan	
Maintenance and installation requirements, including a cost estimate for installation:	

Revision Date: April 2026

Any conditions related to involvement of or approval from the artist or their designated foundation for any future use of the artwork's image or likeness (e.g., reproduction, promotional materials, or digital representation):
Any conditions related to the City photographing or videoing the imagery of the artwork:
Potential immediate costs or obligations for acquisition or installation: *Describe any upfront costs or obligations the City would incur to obtain or install the donation.*
Estimated ongoing maintenance or replacement costs: *Identify any recurring expenses the City would be responsible for maintaining, repairing, or replacing the donated item over time.*
Longterm obligations for the City, including anticipated annual ownership costs: *Explain any other long-term responsibilities the City would take on and provide an estimate of the yearly costs associated with owning the item.*
Intended Use:
Additional Comments:
Please attach the following to this form: - Resume of artist - Digital images of the artwork - Technical drawing(s) of the artwork including dimensions - Statement of appraised value of art - For donations, certification of intellectual property rights to the work of art or any requirements for waiver or transfer of such rights to the City - For temporary loans, evidence of insurance

I am donating the cash, real, or personal property described above to the City of Escondido with the understanding that the donated asset will become the unconditional property of the City and that the City will determine its use. In the case of loans of public artwork, the above will not apply and the property will retain its original ownership. In the case of real or personal property, the City reserves the right to determine the retention, location, and other considerations relating to the donated asset’s use or disposition. Determination of value, for tax purposes, is solely the responsibility of the donor.

Date	**Donor’s Signature**

TO BE COMPLETED BY CITY STAFF

Donation Classification (check all that apply)

☐Unrestricted
☐Designated (by donor)
☐Requires City expenditures to accept (i.e., installation, site improvements, staff support.)
☐Requires long-term City obligations (i.e., maintenance, replacement, insurance, staff / vendor support.)

Economic Development Review

☐The application form is complete, and all required supporting documentation is attached
☐Donation is in the best interest of the City
☐Donation complies with applicable City laws, policies, ordinances, and resolutions
☐Anticipated costs to accept the donation have been reviewed and are acceptable
☐Long- term ownership, obligations, and maintenance costs have been reviewed and are acceptable
☐City can maintain, support, or supplement the donation as required
☐All potential liabilities have been reviewed and are acceptable
☐For nonprofit donors: organization is in good standing with the IRS/California Attorney General's Office
☐Additional requirements identified (i.e., permits, studies)
☐Applicant notified of additional requirements (if applicable)
☐Applicant accepted additional requirements (if applicable)
☐Any donor- imposed restrictions have been reviewed and are acceptable to the City
☐The Department can operationally comply with the restriction(s)
☐Required cross-department reviews have been completed (if applicable)
☐The Department consulted with Finance prior to acceptance

PAC Aesthetic Review

☐Merit of the proposed artwork has been confirmed
☐Donation is compatible with existing public art and proposed site
☐Donation is in alignment with the Public Art Strategic Plan and/or other guiding policy documents
☐Selected site is available
☐Maintenance and installation requirements and anticipated costs have been reviewed and are acceptable
☐Condition of the artwork has been evaluated and is acceptable
☐All potential liabilities have been reviewed and are acceptable
☐Any donor- imposed restrictions have been reviewed and are acceptable to the City
☐Any other considerations identified by the PAC or City staff have been reviewed and are acceptable

Required Documentation Completed

☐City Attorney's Office approved the MOU/Artist Agreement prior to sending to donor for signature
☐MOU signed by donor

Revision Date: April 2026

☐Artist Rights Waiver form signed (for gifts only)

Approved / Denied

Date		**City Manager Signature** (greater than $5,000 and less than $200,000)
Date Approved by Council - Attach Staff Report and Resolution (donations greater than $200,000, or any donation that the City Manager recommends for Council review due to the nature of the proposal)		

Finance Department

Date Recorded: _____ Account Number: _____

Capital Asset #: _____

NOTE: The City of Escondido cannot guarantee future funding for repair, maintenance, use or replacement of donated items.

STAFF REPORT

April 8, 2026
File Number 0200-10

SUBJECT

ANIMAL CONTROL SERVICES AGREEMENT OPTIONS

DEPARTMENT

Police

RECOMMENDATION

The City's current Animal Services Agreement with the San Diego Humane Society (SDHS) for animal control services is set to expire on June 30, 2026. To ensure continuity of legally required animal control services, City Council direction is requested regarding future service delivery options.

Two options are presented:

Option 1: Retain the SDHS as the City's animal control provider and establish a new three-year agreement, with two optional annual extensions.

Option 2: Enter into a new procurement process in the form of a Request for Bidder to solicit proposals from other animal control services providers. Qualified bidders may be limited, as SDHS serves most municipalities in San Diego County.

The selected option will directly impact animal control operations, sheltering, animal care, and service delivery to the community.

Staff Recommendation: Provide Direction (Police: Ken Plunkett, Chief of Police)

Presenter: Ken Plunkett, Chief of Police

ESSENTIAL SERVICE – Yes, Police Services

COUNCIL PRIORITY – Public Safety

FISCAL ANALYSIS

Council direction will determine the City's investment in animal control services. Possible fiscal impact for FY 2026-27 is estimated between $1,775,040 and $1,839,708.

CITY of ESCONDIDO

STAFF REPORT

PREVIOUS ACTION

On December 4, 2024, the City Council adopted Resolution No. 2024-186 to approve an animal control agreement with the San Diego Humane Society through June 2026.

On October 11, 2023, the City Council adopted Resolution No. 2023-135 to approve an animal control agreement with the San Diego Humane Society through December 2024.

On June 24, 2020, the City Council adopted Resolution No. 2020-89 to approve an animal control agreement with the San Diego Humane Society through FY 2023.

On May 22, 2019, the City Council adopted Resolution No. 2019-74 to approve a Second Amendment to the San Diego Humane Society Animal Control Services Agreement for a one-year extension.

On June 20, 2018, the City Council adopted Resolution No. 2018-107 approving a First Amendment to the Animal Control Services Agreement for a one-year extension.

On June 11, 2014, the City Council adopted Resolution No. 2014-65 approving a two-year Animal Control Services Agreement with two automatic one-year renewal periods with the San Diego Humane Society.

On June 22, 2011, City Council adopted Resolution 2011-82, approving an animal control services agreement with Escondido Humane Society through June 30, 2014.

BACKGROUND

The City's current Animal Services Agreement with the San Diego Humane Society ("SDHS") dated January 1, 2025 for animal control services is set to expire on June 30, 2026. To ensure continuity of legally required animal control services, City Council direction is requested regarding future service delivery options.

Two options are presented for Council consideration:

Option 1: Retain SDHS as the City's animal control service provider by entering into a new three-year agreement, with two optional one-year extensions.

Option 2: Initiate a Request for Bidders process to solicit proposals from qualified vendors to provide legally mandated animal control services for the City.

It is important to note that the pool of qualified bidders may be limited, as SDHS currently provides animal control services to most municipalities within San Diego County. Additionally, service levels may vary by

vendor. The selected option will have direct implications for animal control operations, animal sheltering, animal care, and service delivery to the community.

State Mandated Animal Control Services

Under state law, the City is legally required to provide the following animal control services:

1. Rabies Control Program
    a. Immunizations and licensing
        1) Rabies vaccine clinics held at strategic locations throughout the City.
        2) Identification of dangerous dogs.
    b. Stray animal control
        1) State law mandates that any peace officer shall:
            a. "Take possession of the stray or abandoned animal and shall provide care and treatment for the animal until the animal is deemed to be in suitable condition to be returned to the owner."
            b. "Cause the animal to be humanely euthanized or rehabilitated and placed in a suitable home on information that the animal is a stray or abandoned."
    c. Managing animal bites
        1) Animal quarantine requirements.
    d. Dangerous dogs
        1) Public safety processes to protect community, including possible sheltering.
        2) Due process appeals process for dog owner.
    e. Public education

2. Animal Sheltering System
    a. Custody and sheltering
        1) Once the City takes temporary custody of an animal, it must:
            a. Provide food, water, shelter, and appropriate medical care;
            b. Hold animal for required periods to allow owner opportunity to recover the animal;
            c. Scan for microchips; and
            d. Spay/neuter all dogs and cats prior to their release from the shelter.
        2) The City must maintain compliance with kennel regulations.
    b. Minimal Level of Medical Treatment
        1) Legal requirement to take custody of injured animal and convey directly to a veterinarian; and
        2) Veterinarian has ethical guidelines and is responsible for deciding if/when to euthanize animal.

CITY of ESCONDIDO

STAFF REPORT

Scope of Services of the Animal Control Agreement

Following direction issued from the City Council, City staff will carry out necessary procurement efforts prior to issuance of a new Animal Control Services Agreement. The selected Animal Control Services contractor shall provide the required services in accordance with all applicable laws, regulations, ordinances and codes of the State of California, the County of San Diego, and the City as specified therein. Services that may be included in the new Animal Control Services Agreement are as follows:

1. Animal Sheltering

The selected contractor shall provide the City with animal shelter services to receive and care for all domestic animals delivered by members of the general public or Animal Field Services. The contractor shall also provide humane disposition of animals.

The contractor shall maintain an animal shelter which shall be open for public service and operation during reasonable days and hours of operation similar to other such facilities within the County of San Diego, and which shall comply with the standards described by the laws of the State of California, and the ordinances of the County and the City. Such animal shelter services shall include:

a. The housing and care of stray domestic animals for the legal hold period according to the laws of the State of California, and the ordinances of the County and the City.
b. The housing and care for domestic animals under rabies quarantine for the legal hold period according to the laws of the State of California and the ordinances of the County and the City.
c. The housing and care for police and animal cruelty holds for a minimum of fourteen days.
d. Providing lost and found opportunities for domestic animals brought to the shelter.
e. The housing, care for, and the disposition of all animals coming into the possession of the contractor using safe and humane methods in accordance with the State of California laws and the ordinances of the County and the City.
f. Assuming all expenses to maintain and operate the Shelter and properly care for the animals.
g. Managing the dog license program on behalf of the City.

2. Animal Field Services

The selected contractor shall humanely and efficiently enforce all applicable animal field service laws, regulations, ordinances and codes pertaining to animal field services. The contractor shall provide the City with the following animal field services in response to complaints generated by the public, law enforcement, and the City:

a. Enforce and investigate violations of animal cruelty laws and related activities;
b. Respond to calls for animal field services;
c. Pick up and care for injured domestic animals;
d. Address dangerous animal situations;
e. Monitor and respond to bites and enforce rabies quarantine requirements;
f. Investigate and enforce vicious or dangerous dog complaints and activities;
g. Patrol the city and impound stray dogs;
h. Respond to and investigate animal related noise complaints;
i. Issue criminal and/or administrative citations for violations of City animal field services laws;
j. Testify in a court or administrative hearing regarding violations of animal field services laws
k. Require Humane Officers to maintain qualifications under California Corporations Code section 14502 and California Penal Code section 830.9 capable of performing and enforcing the provisions of the City ordinance related to domestic animals; and
l. Require Humane Officers to complete a course in training related to the exercise of his/her powers, this course shall meet the minimum standards prescribed by the Commission on Peace Officer Standards and Training and the State Humane Association of California, within one year of date of hire.

3. Reports and Records

The selected contractor shall prepare and provide quarterly and annual reports for the City. These reports shall include information regarding: animal shelter operations; statistics concerning number of animals contacted, sheltered, and related disposition; citations processed; and field services performed.

4. Community Engagement

The selected contractor shall provide the following services related to community engagement:

a. Public education;
b. Animal behavior modification program;
c. Seasonal 24-hour kitten nursery;
d. Pet education classes;
e. Community events;
f. Disaster response such as:
    1) Specialized Disaster Response Emergency Team;
    2) Large and small animal evacuation; and
    3) Large and small animal sheltering.
g. Affordable community veterinary assistance programs such as:
    1) Spay/neuter;

2) Vaccinations including rabies clinics;
3) Microchipping; and
4) Safety net service programs.

h. Owner requested euthanasia.

Direction Requested

It is requested that the City Council provide direction regarding the following options:

Option 1:

Retain the San Diego Humane Society as the City's animal control provider and establish a three-year agreement, with two optional annual extensions.

- Possibility A: July 1, 2026 Increase – 9.8% to $1,775,040
  - Subsequent increases of CPI plus 5%
- Possibility B*: July 1, 2026 Increase – 12% to $ 1,810,764
  - Subsequent increases of CPI plus 4%
- Possibility C*: July 1, 2026 Increase – 13.8% to $1,839,708
  - Subsequent increases of CPI plus 3.2%

*Higher initial increase, allows lower future increases

Option 2:

Issue a new procurement process in the form of a Request for Bidder to solicit proposals from other animal control services providers. Qualified bidders may be limited, as SDHS serves most municipalities in San Diego County.

Animal Control Provider	Cities Served
San Diego Humane Society	Carlsbad, Del Mar, El Cajon, Encinitas, Imperial Beach, La Mesa, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, and Vista
Chula Vista Animal Care	Chula Vista, Lemon Grove, and National City
Coronado Animal Control	Coronado

City Council direction is needed to ensure the continued provision of legally required animal control services beyond June 30, 2026. The Council's guidance is appreciated, as the decision will directly influence service continuity, animal welfare, and public safety within the community.

STAFF REPORT

April 8, 2026
File Number 0650-40

SUBJECT

DESIGNATION OF ENFORCEMENT AUTHORITY FOR THE ESCONDIDO CAMPAIGN CONTROL ORDINANCE

DEPARTMENT

City Attorney's Office

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-46 designating Christina M. Cameron, Esq. and the law firm of Devaney Pate Morris & Cameron, LLP, as the enforcement authority for the Escondido Campaign Control Ordinance for the 2026 Municipal Election as required by Escondido Municipal Code Section 2-110.5(c).

Staff Recommendation: Approval (City Attorney: Michael McGuinness, City Attorney)

Presenter: Michael R. McGuinness, City Attorney

ESSENTIAL SERVICE – No

COUNCIL PRIORITY –

FISCAL ANALYSIS

The costs associated with this engagement will depend on the number and complexity of referrals made to the Special Counsel pursuant to the Escondido Municipal Code.

PREVIOUS ACTION

On April 10, 2024, the City Council adopted Resolution No. 2024-31 appointing the City Attorney's nominee, Christina Cameron, Esq. and the law firm Devaney Pate Morris & Cameron, LLP ("Law Firm"), as the enforcement authority ("Special Counsel") for the 2024 municipal election.

On April 6, 2022, the City Council adopted Resolution No. 2022-33 appointing the City Attorney's nominee, Christina Cameron, Esq., and the Law Firm as the Special Counsel for the 2022 municipal election.

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

Pursuant to Escondido Municipal Code Section 2-110.5(c), Special Counsel shall be selected as the enforcement authority for the Campaign Control Ordinance by the City Attorney and appointed by the City Council at least one hundred and eighty (180) days prior to a city election. The next regularly scheduled municipal election will be held on November 3, 2026.

Under the California Government Code and the Escondido Municipal Code, the appointed City Attorney acts under the direction of the mayor and four elected councilmembers. When candidates and incumbents compete against each other for local offices, campaign issues, including possible Campaign Control Ordinance violations, should be handled by outside counsel. Therefore, Escondido Municipal Code Section 2-110.5 provides for special counsel to review campaign-related complaints.

The City Attorney's Office recommends that the City Council appoint Christina M. Cameron, Esq. as the City's Special Counsel for enforcement of the Campaign Control Ordinance based on her exemplary prior service in both 2022 and 2024 as the City's Enforcement Authority, as well as her extensive experience and knowledge of municipal law, election matters and public integrity compliance. Ms. Cameron is a founding member and partner of the Law Firm and has over 30 years of local government experience. Ms. Cameron currently serves as General Counsel to the San Diego Ethics Commission providing advisory, administrative enforcement and litigation services. She and the Law Firm provide regular training to local agencies and government officials in government ethics laws. Ms. Cameron has also served as special counsel to the Los Angeles City Ethics Commission and Oakland Public Ethics Commission.

In addition to Ms. Cameron, the Law Firm includes as a founding partner Leslie E. Devaney, Esq. Her relevant experience includes serving in the San Diego City Attorney's Office for approximately 20 years, including service as a prosecutor with jury trial experience, and as a legal advisor to the city council and city departments on elections issues. Ms. Devaney has comprehensive experience with campaigns and elections, and Brown Act and open government issues in her past roles as City Attorney for the cities of Murrieta, Del Mar and Encinitas. She has served as Special Counsel to the Chula Vista Board of Ethics since 2012 working as an enforcement authority to manage complaints of violations of the City's Code of Ethics, a role very similar to the City of Escondido's Campaign Control Ordinance special counsel.

Based on the above, it is recommended that the City Council adopt Resolution No. 2026-46 designating Christina M. Cameron, Esq. and the law firm of Devaney Pate Morris & Cameron, LLP as the enforcement authority for the Escondido Campaign Control Ordinance for the 2026 Municipal Election, as required by Escondido Municipal Code Section 2-110.5(c).

RESOLUTIONS

a. Resolution No. 2026-46

RESOLUTION NO. 2026-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE RETENTION OF CHRISTINA M. CAMERON, ESQ., AND THE LAW FIRM OF DEVANEY PATE MORRIS & CAMERON, LLP, AS SPECIAL COUNSEL FOR THE ENFORCEMENT OF THE ESCONDIDO CAMPAIGN CONTROL ORDINANCE FOR THE 2026 MUNICIPAL ELECTION

WHEREAS, Escondido Municipal Code Section 2-110.5 (c) requires the City of Escondido to retain special counsel at least one hundred and eighty (180) days prior to a City election to enforce the Escondido Municipal Code pertaining to campaign related matters; and

WHEREAS, the law firm of Devaney Pate Morris & Cameron, LLP ("Law Firm"), including partner Christina M. Cameron, Esq., has attorneys specialized in local government campaign and elections ethics, and has served as contract City Attorneys for local public agencies, as general counsel to public agency ethics commissions, and previously served as the City's Campaign Enforcement Authority pursuant to the designation adopted in Resolution No. 2022-33 in April 2022, and Resolution No. 2024-31 in April 2024; and

WHEREAS, the Law Firm attorneys have the highest credentials, knowledge, experience, ethics and independence and would be well suited to continue serving as the City of Escondido's campaign enforcement authority; and

WHEREAS, the City Attorney recommends the retention of Christina M. Cameron, Esq. and the Law Firm as special counsel to enforce the provisions of the Escondido Campaign Control Ordinance for the 2026 municipal election.

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

1. That the above recitations are true.

2. That the City Council accepts and adopts the recommendation of the City Attorney, appoints Christina M. Cameron, Esq. and the Law Firm as the Enforcement Authority for the Escondido Campaign Control Ordinance, and authorizes the City Attorney to execute such documents as may be required to retain the Law Firm as special counsel to enforce the provisions of the Escondido Campaign Control Ordinance.

CITY of ESCONDIDO

FUTURE AGENDA

4/15/2026

PROCLAMATION - **LAO, THAI, CAMBODIAN NEW YEAR**

PRESENTATION- (K. SNYDER) - MISSING MIDDLE HOUSING STRATEGY
PRESENTATION - ANNUAL VOLUNTEER PROGRAM UPDATE
PRESENTATION - (K. SILVA) SB 1383

CONSENT CALENDAR - **(D. PETERSON) - NOTICE OF COMPLETION FOR THE EMERGENCY TRUNK SEWER REPAIR - Request the City Council adopt Resolution No. 2026-51, authorizing the Director of Utilities to file a Notice of Completion for the Emergency Repair of the Escondido Trunk Sewer Main.**

CONSENT CALENDAR - **(J. GOULART) - LIBRARY INFRASTRUCTURE PROJECT - FINAL CHANGE ORDER REQUEST**

CONSENT CALENDAR - **(K. SNYDER) – AMENDMENT 3 TO MAKELELE PSA**

CONSENT CALENDAR - **(K. SNYDER) – PL26-0038 AUTHORIZATION REQUEST FOR A GENERAL PLAN AMENDMENT PROPOSED BY WARMINGTON RESIDENTIAL TO SUBMIT A PRIVATE DEVELOPMENT APPLICATION FOR PURPOSES OF CONSTRUCTING UP TO 126 MULTI-FAMILY DWELLING UNITS AT THE**

CONSENT CALENDAR - **(K. SNYDER) – PL26-0033 AUTHORIZATION REQUEST FOR A GENERAL PLAN AMENDMENT PROPOSED BY STORM PROPERTIES TO SUBMIT A PRIVATE DEVELOPMENT APPLICATION FOR PURPOSES OF CONSTRUCTING UP TO 82 MULTI-FAMILY DWELLING UNITS AT THE 2351 MEYERS**

CONSENT CALENDAR - **(K. SNYDER) – DEEM DASH CONSTRUCTION NON-RESPONSIVE AND AWARD CONTRACT FOR THE WINDSOR GARDENS FENCE PROJECT TO SB GENERAL ENGINEERING**

CONSENT CALENDAR - **(K. SNYDER) – APPROVE PROPOSED SAN DIEGO GAS AND ELECTRIC EASEMENTS AT 272 E. VIA RANCHO PARKWAY**

CURRENT BUSINESS - **(K. SNYDER) - CURRENT FISCAL YEAR CAPITAL IMPROVEMENT PROGRAM STATUS BRIEFING**

CURRENT BUSINESS - **(K. SNYDER) - BACKGROUND / UPDATE ON LMD PROGRAM NOTIFY COUNCIL OF FUTURE CONSIDERATION TO REASSESS LEVY FOR 4-**

CURRENT BUSINESS - **(J. GOULART) - COMMUNITY SERVICES DEPARTMENT USER FEES UPDATE**

CURRENT BUSINESS - **(Z. BECK) - BOARD AND COMMISSION INTERVIEWS**

4/22/2026 - NO MEETING

4/29/2026 - NO MEETING