



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, NOVEMBER 05, 2025

4:30 PM - Closed Session (Police Chief Conference Room)

5:00 PM - Regular Session

Escondido Police and Fire Headquarters, 1163 Centre City Parkway, Escondido, CA 92026

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

Consuelo Martinez (District 1)

COUNCILMEMBERS

Joe Garcia (District 2)

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 one way to watch this City Council meeting:

In Person



1163 Centre City Parkway



CITY *of* ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, NOVEMBER 05, 2025

HOW TO PARTICIPATE

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

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



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 the 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, NOVEMBER 05, 2025

CLOSED SESSION

4:30 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 LABOR NEGOTIATORS (Government Code § 54957.6)**
 - a. Agency Representative: Sean McGlynn, City Manager, or designee
Employee Organization: Firefighters' Association Safety and Non-Safety Bargaining Unit

ADJOURNMENT



CITY *of* ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, NOVEMBER 05, 2025

REGULAR SESSION

5:00 PM Regular Session

Mobilehome Rent Review Board

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

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 October 13, 2025 to October 26, 2025.

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



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, NOVEMBER 05, 2025

3. APPROVAL OF MINUTES: Regular meeting of October 22, 2025

4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

5. CONTINUING THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

Request the City Council adopt Resolution No. 2025-136, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of the Escondido Trunk Sewer Main.

Staff Recommendation: Approval (Utilities Department: Kyle Morgan, Interim Director of Utilities)

Presenter: Kyle Morgan, Interim Director of Utilities

a) Resolution No. 2025-136

6. BID AWARD FOR THE PURCHASE OF TWO POLYMER TANKS FOR THE ESCONDIDO-VISTA WATER TREATMENT PLANT

Request the City Council adopt Resolution No. 2025-137, accepting the lowest, responsive bidder and authorizing the Utilities, Water division to purchase two ASME RTP-1 certified, fiber-reinforced polymer tanks for the Escondido-Vista Water Treatment Plant ("WTP") from Augusta Fiberglass.

Staff Recommendation: Approval (Utilities Department: Kyle Morgan, Interim Director of Utilities)

Presenter: Reed Harlan, Assistant Director of Utilities/Water

a) Resolution No. 2025-137

PUBLIC HEARINGS

7. TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING REGARDING BONDS FOR NEIGHBORHOOD HEALTHCARE'S PURCHASE OF PROPERTY AT 488 EAST VALLEY PARKWAY

Request the City Council conduct a public hearing and adopt Resolution 2025-146 approving issue of revenue obligations in an amount not to exceed \$32,000,000 by the California Enterprise Development Authority ("CEDA") to Neighborhood Healthcare, and/or a related or successor entity (the "Borrower"), at 488 East Valley Parkway in Escondido ("Project").

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Deputy City Manager/Interim Director of Development Services)

Presenter: Christopher McKinney, Deputy City Manager/Interim Director of Development Services

a) Resolution No. 2025-146



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, NOVEMBER 05, 2025

8. SHORT-FORM RENT INCREASE APPLICATION FOR CAREFREE RANCH MOBILE HOMEPARK

Request the City Council, sitting as the Escondido Rent Review Board, hold a public hearing to review and consider, the Carefree Ranch Mobilehome Park Short-Form Application and adopt Resolution No. RRB 2025-131.

Staff Recommendation: Approval (Development Services Department: Christopher McKinny, Deputy City Manager/Interim Director of Development Services)

Presenters: Carlos Cervantes, Management Analyst and Stephen Jacobson, Code Compliance Officer II

a) Resolution RRB No. 2025-131

CURRENT BUSINESS

9. RESIDENTIAL AND COMMERCIAL SOLID WASTE RATE INCREASE

Request the City Council adopt Resolution No. 2025-141, approving the annual residential and commercial solid waste and recycling rate adjustments pursuant to the terms of the City of Escondido's ("City's") adopted Solid Waste and Recycling Franchise Agreement with Escondido Disposal, Inc. ("EDI").

Staff Recommendation: Approval (Utilities Department: Kyle Morgan, Interim Director of Utilities)

Presenter: Kyle Morgan, Interim Director of Utilities

a) Resolution No. 2025-141

FUTURE AGENDA

10. 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.



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, NOVEMBER 05, 2025

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.

ADJOURNMENT

UPCOMING MEETING SCHEDULE

Wednesday, November 12, 2025	4:00 & 5:00 PM	Closed Session, Regular Meeting, <i>Council Chambers</i>
Wednesday, December 03, 2025	4:00 & 5:00 PM	Closed Session, Regular Meeting, <i>Council Chambers</i>

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.



A F F I D A V I T S

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I T E M

P O S T I N G –

- TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING REGARDING BONDS FOR NEIGHBORHOOD HEALTHCARE'S PURCHASE OF PROPERTY AT 488 EAST VALLEY PARKWAY



**CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CALIFORNIA 92025-2798
(760) 839-4617**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing, at the Police & Fire Headquarters, 1163 Centre City Parkway, Escondido, CA at **5 p.m. on Wednesday, November 5, 2025**, as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$55,000,000 in aggregate principal amount (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of Quince Street Seniors, a senior multifamily rental housing project located at 220 North Quince Street, Escondido, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by 220 Quince, L.P. (the "Borrower") or a partnership of which San Diego Interfaith Housing Foundation (the "Developer") or a related person to the Developer is the general partner.

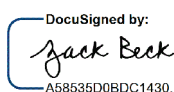
The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments. 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.

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 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>.

Further information may be obtained by contacting **Christopher W. McKinney** at (760) 839-4090 or christopher.mckinney@escondido.gov in the Development Services Department.

DocuSigned by:

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Zack Beck, City Clerk
City of Escondido
Dated: October 23, 2025



STAFF REPORT

November 05, 2025
File Number 0400-40

SUBJECT

APPROVAL OF WARRANT REGISTER

DEPARTMENT

Finance

RECOMMENDATION

Approval for City Council and Housing Successor Agency warrants issued between October 13, 2025 to October 26, 2025

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	10/13/2025 to 10/26/2025
Total	\$7,051,948.49
Number of Warrants	7,576

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.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

CLOSED SESSION

4:00 PM

CALL TO ORDER

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

ORAL COMMUNICATIONS

None

CLOSED SESSION

I. CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)

- a. Agency Representative: Sean McGlynn, City Manager, or designee
Employee Organization: Firefighters' Association Safety and Non-Safety Bargaining Unit

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

- a. Property: APN 2710301200 (Kit Carson Park)
Agency Negotiator: Sean McGlynn, City Manager, or designees
Negotiating Party: The Rinks Foundation
Under Negotiation: Terms of Lease

ADJOURNMENT

Mayor White adjourned the meeting at 4:55 p.m.

MAYOR

CITY CLERK



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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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

CLOSED SESSION REPORT

ORAL COMMUNICATIONS

Gregg Oliver - Requested the City Council consider taking further actions to address immigration enforcement concerns in Escondido.

CONSENT CALENDAR

Motion: C. Garcia, Second: Fitzgerald; Approved: 5-0

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 October 06, 2025 to October 12, 2025.

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



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

3. **APPROVAL OF MINUTES: Special meeting of September 24, 2025 and Regular meeting of October 15, 2025**
4. **WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**

CURRENT BUSINESS

5. **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) PROGRESS REPORT**
Request the City Council receive the CEDS report and provide feedback. (File Number 0865-60)

Staff Recommendation: Receive and File (Economic Development Department: Jennifer Schoeneck, Director of Economic Development)

Presenter: Jennifer Schoeneck, Director of Economic Development

Maria Wallace – Requested that the City Council focus on taking care of and retaining people that already live in Escondido.

6. **COMMUNITY REQUEST – FINANCIAL SUPPORT FOR FESTIVAL OAXACA VIVE: ¡VIVA LA CUMBIA!**

Request the City Council adopt Resolution No. 2025-133 authorizing the expenditure of \$40,000 in support of the Festival Oaxaca Vive: Viva la Cumbia cultural event. (File Number 0680-20)

Subcommittee Recommendation: Approval (Economic Development Subcommittee: Mayor Dane White and Councilmember Joe Garcia)

Presenters: Jennifer Schoeneck, Director of Economic Development, and requesting organizations Tu Streams Live and Oaxaca Vive

a) Resolution No. 2025-133

Francisca Rodriguez – Requested clarification regarding how local Oaxacan community members will be provided with an opportunity to partner with the event.

Maricela Saldana – Requested the City Council ensure that local Oaxacan community members be provided with an opportunity to partner with the event.

Motion to use remaining \$23,000 from Sister Cities Account to fund the event and bring forward a refined proposal that includes Escondido organizations for the remaining amount at a future Council Meeting: White; Second: C. Garcia; Approved: 5-0



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

7. **MEASURE I SPENDING PRIORITIES**

Request the City Council adopt Resolution No. 2025-142, which formally aligns the spending priorities for Measure I Sales Tax revenue with the priorities specifically articulated in the official November 2024 ballot language for the Escondido Community Investment Measure. (File Number 0610)

Staff Recommendation: Approval (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

a) Resolution No. 2025-142

Motion: White; Second: C. Garcia; Approved: 5-0

FUTURE AGENDA

8. **FUTURE AGENDA**

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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

None



CITY *of* ESCONDIDO

COUNCIL MEETING MINUTES

ADJOURNMENT

Mayor White adjourned the meeting at 7:20 p.m.

MAYOR

CITY CLERK



STAFF REPORT

ITEM NO. 4

SUBJECT

WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –

ANALYSIS

The City Council/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 agendaized in the Consent Calendar, as well as the full text of all ordinances agendaized 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

November 5, 2025
File Number 1330-85

SUBJECT

CONTINUING THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

DEPARTMENT

Utilities Department

RECOMMENDATION

Request the City Council adopt Resolution No. 2025-136, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. The Resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property.

Staff Recommendation: Approval (Utilities: Kyle Morgan, Interim Director of Utilities)

Presenter: Kyle Morgan, Interim Director of Utilities

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety; Sewer

COUNCIL PRIORITY –Improve Public Safety

FISCAL ANALYSIS

Funding for the Emergency Repair of the Escondido Trunk Sewer Main is available in the Wastewater Capital Improvement Project (“CIP”) budget for Sewer Trunk Main, CIP No. 801913.

PREVIOUS ACTION

On June 26, 2024, the City Council adopted Resolution No. 2024-86, ratifying Proclamation No. 2024-02, affirming that it was appropriate for City staff to forego competitive bidding procedures and work with contractors for the necessary emergency repair of the failing trunk sewer main.

On July 10, 2024, the City Council adopted Resolution No. 2024-94, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.

On July 17, 2024, the City Council adopted Resolution No. 2024-103, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.



CITY of ESCONDIDO

STAFF REPORT

On July 23, 2024, a Public Improvement Agreement with CCL Contracting, Inc. was executed for the emergency repair of Section 2, from Beech Street to Grape Day Park, on a time and materials basis in an amount not to exceed \$10,240,691.

On August 7, 2024, the City Council adopted Resolution No. 2024-106, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main. In addition, City Council approved a budget adjustment in the amount of \$12,036,225 to fund the emergency repair of the failing trunk sewer main, consisting of \$7,036,225 from the unallocated Wastewater Reserves and \$5,000,000 from Capital Improvement Project No. 801508, Recycled Easterly Ag MFRO.

On August 21, 2024, a Public Improvement Agreement with J.R. Filanc Construction Company was executed for the emergency repair of Section 1, Ash Street from the Firestone Complete Auto Care parking lot to the Walmart Neighborhood Market parking lot, on a time and materials basis in an amount not to exceed \$1,795,534.

On August 28, 2024, the City Council adopted Resolution No. 2024-117, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.

On September 11, 2024, the City Council adopted Resolution No. 2024-131, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On October 2, 2024, the City Council adopted Resolution No. 2024-141, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On October 23, 2024, the City Council adopted Resolution No. 2024-146, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On November 20, 2024, the City Council adopted Resolution No. 2024-162, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On December 4, 2024, the City Council adopted Resolution No. 2024-178, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On January 8, 2025, the City Council adopted Resolution No. 2025-03, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On January 29, 2025, the City Council adopted Resolution No. 2025-06, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On February 19, 2025, the City Council adopted Resolution No. 2025-08, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer line.



CITY of ESCONDIDO

STAFF REPORT

On March 19, 2025, the City Council adopted Resolution No. 2025-14, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer line.

On April 2, 2025, the City Council adopted Resolution No. 2025-19, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On April 16, 2025, the City Council adopted Resolution No. 2025-30, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On May 7, 2025, the City Council adopted Resolution No. 2025-38, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On May 21, 2025, the City Council adopted Resolution No. 2025-54, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On June 4, 2025, the City Council adopted Resolution No. 2025-58, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On June 18, 2025, the City Council adopted Resolution No. 2025-64, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On July 16, 2025, the City Council adopted Resolution No. 2025-86, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On August 13, 2025, the City Council adopted Resolution No. 2025-102, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line, authorized Change Order No. 01 to the Public Improvement agreement ("Agreement") with CCL Contracting, Inc. for an amount not to exceed \$1,397,320.60; and approved a budget adjustment in the amount of \$1,397,320.60, from the Unallocated Reserves to the Wastewater Capital Improvement Project ("CIP") budget for Trunk Main/Norlak-HARRF.

On August 27, 2025, the City Council adopted Resolution No. 2025-109, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On September 17, 2025, the City Council adopted Resolution No. 2025-113, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On October 1, 2025, the City Council adopted Resolution No. 2025-123, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On October 15, 2025, the City Council adopted Resolution No. 225-127, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.



CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

The City's trunk sewer mains, constructed in the 1950's, are a critical and integral part of the City's wastewater system. In June 2024, during routine closed-circuit television inspection, Utilities staff identified multiple failed and severely deteriorated sections of 18-inch and 21-inch trunk sewer main. In order to act quickly to avoid catastrophic failure, a local emergency was proclaimed on June 20, 2024, by the City Manager, serving as the Director of Emergency Services. The original scope of work included two sections of severely deteriorated trunk sewer main that are in critical condition. These sections are shown in **Figure 1** below and defined as follows:

Section 1: Ash Street - paralleling the Escondido Creek, from the Firestone Complete Auto Care ("Firestone") parking lot to the Walmart Neighborhood Market ("Walmart") parking lot; and
Section 2: Beech Street to Grape Day Park - paralleling the Escondido Creek, traversing a short section of North Hickory Street, then continuing in East Pennsylvania Street from North Hickory and extending into Grape Day Park.

Figure 1



Section 1 emergency repair work began on August 7, 2024. All repairs to Section 1 are now complete.

Section 2 emergency repair work began on July 25, 2024, and is anticipated to be complete by January 16, 2026. The contractor, CCL Contracting, Inc. ("CCL"), has installed approximately 4,670 linear feet of trunk main, from Grape Day Park to Hickory Street, within Pennsylvania Avenue; north within Hickory Street from the intersection of Pennsylvania Avenue and Hickory Street to just south of the intersection of



CITY of ESCONDIDO

STAFF REPORT

Hickory Street and Lansing Circle; easterly through the Westmont Assisted Living Community; and continues easterly within the City's Escondido Creek private property/public utility easement, paralleling the south side of Escondido Creek to Grape Street. The additional restoration work at Westmont Assisted Living Community, which included abandonment and slurry fill of 2,000 feet of 21-inch sewer, abandonment and slurry fill of 14 manholes, and repair of 40 feet of 21-inch trunk sewer line within the bike path at Date Street, has been completed.

In June 2025, a construction conflict with a 36" diameter water transmission main along the bike path was identified. City staff determined that rerouting the sewer trunk main from the bike path into East Valley Parkway, provided the best value to the city from a cost, constructability, product longevity, and risk mitigation. Construction on North Fig Street, south of the channel bridge, between Washington Avenue and Valley Parkway, began on September 2, 2025, and was completed on September 19, 2025. Utilities Construction on East Valley Parkway, between Fig Street and Beech Street, began on September 23, 2025 with work occurring at night to minimize the impact to the community. Additional work, to date, includes the installation of a modified storm drain box and five manholes. Electronic message boards and signs updating the community are in place, where appropriate, throughout the construction project site and will remain through the duration of work.

Utilities staff continues to communicate and coordinate with affected businesses and residents within the construction zone of influence, as well as other City Departments regarding current and upcoming construction, including the upcoming road closures.





CITY *of* ESCONDIDO

STAFF REPORT

RESOLUTIONS

- a) Resolution No. 2025-136

RESOLUTION NO. 2025-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, FINDING THAT AN EMERGENCY CONTINUES TO REQUIRE THE IMMEDIATE REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN.

WHEREAS, the City Council recognizes that the City's trunk sewer main pipeline defined in the two following critical sections are at risk of imminent, catastrophic failure:

Section 1: Ash Street - paralleling the Escondido Creek, from the Firestone Complete Auto Care parking lot to the Walmart Neighborhood Market parking lot; and

Section 2: Beech Street to Grape Day Park - paralleling the Escondido Creek, traversing a short section of North Hickory Street, then continuing in East Pennsylvania Street from North Hickory and extending into Grape Day Park; and

WHEREAS, pursuant to the approval of Resolution No. 2024-86 on June 26, 2024, ratifying Proclamation No. 2024-02; Resolution No. 2024-94 on July 10, 2024; Resolution No. 2024-103 on July 17, 2024; Resolution No. 2024-106 on August 7, 2024; Resolution No. 2024-117 on August 28, 2024; Resolution No. 2024-131 on September 11, 2024; Resolution No. 2024-141 on October 2, 2024; Resolution No. 2024-146 on October 23, 2024; Resolution No. 2024-162 on November 20, 2024; Resolution 2024-178 on December 4, 2024; Resolution No. 2025-03 on January 8, 2025; Resolution No. 2025-06 on January 29, 2025; Resolution No. 2025-08 on February 19, 2025; Resolution No. 2025-14 On March 19, 2025; Resolution No. 2025-19 on April 2, 2025; Resolution No. 2025-30 on April 16, 2025; Resolution No. 2025-38 on May 7, 2025; Resolution No. 2025-54 on May 21, 2025; Resolution No. 2025-58 on June 4, 2025, Resolution No. 2025-64 on June 18, 2025, and Resolution No. 2025-86 on July 16, 2025, Resolution No. 2025-102 on August 13, 2025, Resolution No. 2025-109 on August 27, 2025, and

Resolution No. 2025-113 on September 17, 2025, Resolution No. 2025-123 on October 1, 2025, and Resolution No. 2025-127 on October 15, 2025, the City Council previously found that the failing trunk sewer risk constitutes an emergency and found it appropriate for Utilities staff to proceed to contract services without adopting plans, specifications, working details, or giving notice of bids to award contracts; and

WHEREAS, on August 7, 2024, City Council approved a budget adjustment in the amount of twelve million, thirty-six thousand, two-hundred twenty-five dollars (\$12,036,225) to fund the emergency repair of the failing trunk sewer main, consisting of \$7,036,225 from the unallocated Wastewater Reserves and \$5,000,000 from Capital Improvement Project No. 801508, Recycled Easterly Ag MFRO; and

WHEREAS, the City entered into a Public Improvement Agreement (“Agreement”) with CCL Contracting, Inc., in an amount not to exceed ten million, two-hundred forty-thousand, six hundred ninety-one dollars (\$10,240,691) on July 23, 2024; and

WHEREAS, the City entered into a Public Improvement Agreement (“Agreement”) with J.R. Filanc Construction Company in an amount not to exceed one million, seven hundred ninety-five thousand, five hundred thirty-four dollars (\$1,795,534) on August 21, 2024; and

WHEREAS, the City Council approved Change Order No. 1 and a budget adjustment to the project in the amount of \$1,397,320.60 to fund the remaining portion of Section 2 emergency repairs due to a trunk sewer alignment conflict with the existing 36” water main, bringing the total contract value with CCL Contracting, Inc., resulting in a contract value of not to exceed eleven million, six-hundred thirty-eight thousand and eleven dollars and sixty cents (\$11,638,011.60); and

WHEREAS, pursuant to Section 22050 of the Public Contract Code, the City Council must review the emergency action every 14 days, or at its next regularly scheduled meeting, and determine by a four-fifths vote there is a need to continue the action; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to continue the emergency action and approve the recommended change order and budget adjustment.

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 finds the failure of the trunk sewer main is a public health and safety emergency; that this emergency will not permit the delay that would result from a competitive bidding process; and that the proposed action and expenditure is still necessary to respond to the emergency requiring immediate repair of the trunk sewer main.



STAFF REPORT

November 5, 2025
File Number 0470-25

SUBJECT

BID AWARD FOR THE PURCHASE OF TWO POLYMER TANKS FOR THE ESCONDIDO-VISTA WATER TREATMENT PLANT

DEPARTMENT

Utilities, Water

RECOMMENDATION

Request the City Council adopt Resolution No. 2025-137, accepting the lowest, responsive bidder and authorizing the Utilities, Water division to purchase two ASME RTP-1 certified, fiber-reinforced polymer tanks for the Escondido-Vista Water Treatment Plant ("WTP") from Augusta Fiberglass.

Staff Recommendation: Approval (Utilities: Kyle Morgan, Interim Director of Utilities)

Presenter: Reed Harlan, Assistant Director of Utilities/Water

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety; Clean Water

COUNCIL PRIORITY –Improve Public Safety

FISCAL ANALYSIS

Funds for this purchase are available in the Water Fund.

PREVIOUS ACTION

None

BACKGROUND

The WTP uses bulk polymer tanks for its on-site chemical storage. Due to the corrosive nature of these chemicals, the tanks must be manufactured according to the standards of the American Society of Mechanical Engineers ("ASME") for reinforced thermoset plastic corrosion-resistant equipment ("RTP-1").

During a routine inspection by a third-party tank builder, it was determined that two of the WTP's bleach tanks had reached the end of their standard serviceable life and are in need of replacement.



CITY of ESCONDIDO

STAFF REPORT

Following the competitive negotiated procurement procedure, on September 10, 2025, City staff issued a Request for Bid (“RFB”) soliciting bids for the design, engineering, manufacture, and delivery of two ASME RTP-1 certified fiber-reinforced polymer tanks for use at the WTP. Qualified suppliers must be certified by the ASME and granted a valid ASME RTP Certificate of Authorization to stamp vessels with the RTP certification mark. The City received two bid responses, with the following results:

- | | |
|-----------------------|--------------|
| 1) Augusta Fiberglass | \$385,249.80 |
| 2) Core-Rosion | \$396,260 |

The tanks will be designed and manufactured by Augusta Fiberglass and delivered to the WTP, where City staff will facilitate offloading and installing the tanks.

RESOLUTIONS

- a) Resolution No. 2025-137

RESOLUTION NO. 2025-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ESCONDIDO, CALIFORNIA, AUTHORIZING THE
PURCHASE OF TWO BULK POLYMER TANKS FOR THE
WATER TREATMENT PLANT

WHEREAS, the Escondido-Vista Water Treatment Plant (“WTP”) requires the use of chemicals to operate as designed and uses bulk polymer tanks for on-site storage of various chemicals; and

WHEREAS, the tanks must be manufactured according to the American Society of Mechanical Engineers (“ASME”) standards to withstand the corrosive nature of the chemicals used in the water treatment process; and

WHEREAS, during a routine inspection, it was determined that two bulk polymer tanks used for bleach storage had reached the end of their standard serviceable life and need replacement; and

WHEREAS, the City of Escondido conducted a competitive bid process for the purchase of bulk polymer tanks from qualified suppliers with detailed specifications for the design, engineering, manufacture and delivery of the tanks; and Augusta Fiberglass was deemed the lowest responsive bidder; and

WHEREAS, staff recommends purchasing two bulk polymer tanks from Augusta Fiberglass in the amount of \$385,249.80, which includes sales tax and freight; and

WHEREAS the City Council desires at this time and deems it to be in the best public interest to authorize the purchase from Augusta Fiberglass.

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 authorizes the bid award for the purchase of two bulk polymer tanks from Augusta Fiberglass in the amount of \$385,249.80, which includes sales tax and freight.
3. That the City Council authorizes the Director of Finance to execute, on behalf of the City, a purchase order with Augusta Fiberglass for the purchase of two bulk polymer tanks.



STAFF REPORT

November 5, 2025
File Number 0440-20

SUBJECT

TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING REGARDING BONDS FOR NEIGHBORHOOD HEALTHCARE'S PURCHASE OF PROPERTY AT 488 EAST VALLEY PARKWAY

DEPARTMENT

Development Services

RECOMMENDATION

Request the City Council conduct a public hearing and adopt Resolution 2025-146 approving issue of revenue obligations in an amount not to exceed \$32,000,000 by the California Enterprise Development Authority ("CEDA") to Neighborhood Healthcare, a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code, and/or a related or successor entity (the "Borrower") at 488 East Valley Parkway in Escondido ("Project").

Staff Recommendation: Approval (Development Services: Christopher McKinney, Deputy City Manager/Interim Development Services Director)

Presenters: Christopher McKinney, Deputy City Manager/Interim Development Services Director

ESSENTIAL SERVICE – No

COUNCIL PRIORITY –

FISCAL ANALYSIS

There will be no financial impact on the General Fund or any other City fund. The proposed obligations to be issued by CEDA will be the sole responsibility of the Borrower. The City will have no financial or legal obligation for repayment. No financial obligations are placed on the City for project financing costs or debt repayment. The Public Hearing by the Escondido City Council is required under the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") so the obligations may qualify as tax-exempt bonds.

PREVIOUS ACTION

None



CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

California Enterprise Development Authority (“CEDA”)

CEDA is a Joint Powers Authority (“JPA”) created in 2006 to address gaps in economic development financing. CEDA is committed to providing financing options to manufacturers, 501(c)(3) non-profits, and California communities. CEDA’s ultimate mission is support of economic development. CEDA facilitates the issue of private activity bonds for the purpose of economic and community development.

TEFRA Hearing

The Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) requires that the City of Escondido conduct a Public Hearing (“TEFRA Hearing”) so the obligations may qualify as tax-exempt bonds. The TEFRA Hearing provides members of the community an opportunity to comment on the use of tax-exempt bonds for the financing of the Project. Prior to conducting the TEFRA Hearing, reasonable notice must be provided to the community. Such notice was published in the local newspaper of record, the Escondido Times-Advocate, on October 23, 2025. After the TEFRA Hearing is closed, City Council adoption of Resolution No. 2025-146 will grant City approval for issue of the obligations for the financing of the Project.

Project to Benefit from CEDA Financing

The proceeds of the obligations will be applied by Neighborhood Healthcare or its successors, for the purpose of (a) financing, refinancing, and/or reimbursing the cost of the acquisition, construction, improvement, furnishing and equipping of property located at 488 East Valley Parkway, Escondido, California 92025 (the “Facilities”); and (b) paying costs of issuance and other related transaction costs in connection with the issue of the obligations.

The property Neighborhood Healthcare intends to purchase at 488 East Valley Parkway includes uses by Neighborhood Healthcare and other tenants. It is mixed medical use. Neighborhood Healthcare’s services include prenatal care, laboratory services, and general medical care, all of which will continue. The other tenants provide services including cranial realignment, general laboratory services, outpatient surgery, endoscopy, gastroenterology, and cardiology. There is currently space at the property on the market for lease. Neighborhood Healthcare intends to construct facilities for pediatric care, behavioral services, and medical trials, meaning the spaces will no longer be on the market for lease.

The proposed Resolution No. 2025-146 stipulates that its adoption shall not obligate the City or any City department to (i) provide any financing with respect to the Facilities; (ii) approve any application or request for, or take any other action in connection with any planning approval, permit or other action necessary with respect to the Facilities; (iii) make any contribution or advance any funds whatsoever to the Authority or the Borrower; or (iv) take any further action with respect to the Authority or its membership. If adopted by the



CITY *of* ESCONDIDO

STAFF REPORT

City Council, Resolution No. 2025-146 will take effect immediately. The intended future uses of the property will be subject to review via the usual City permitting processes.

Neighborhood Healthcare, the Borrower, began as an all-volunteer healthcare clinic in Escondido. The Borrower's mission has remained the same over the years; that is, to improve the health and happiness of the communities it serves by providing quality care to all, regardless of situation or circumstance.

Neighborhood Healthcare has 17 locations throughout San Diego and Riverside counties and serves as a safety net for the community by providing services to approximately 77,000 people annually.

RESOLUTIONS

- a) Resolution No. 2025-146

RESOLUTION NO. 2025-146

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING THE ISSUE OF TAX-EXEMPT REVENUE AND/OR TAXABLE REVENUE OBLIGATIONS BY THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$32,000,000 TO NEIGHBORHOOD HEALTHCARE AND/OR A RELATED OR SUCCESSOR ENTITY FOR THE PURPOSE OF FINANCING, REFINANCING AND/OR REIMBURSING THE COST OF ACQUISITION, CONSTRUCTION, INSTALLATION, AND EQUIPPING OF FACILITIES

WHEREAS, Neighborhood Healthcare (the “Borrower”), a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), has requested that the California Enterprise Development Authority (the “Authority”) participate in the issuance of tax-exempt and/or taxable revenue obligations in an aggregate principal amount not to exceed \$32,000,000 (the “Obligations”); and

WHEREAS, the proceeds of such Obligations are to be loaned to the Borrower, and/or a related or successor entity, to finance, refinance and/or reimburse the cost of acquisition, construction, improvement, furnishing and equipping of property located at 488 East Valley Parkway, Escondido, California 92025 (collectively, the “Facilities”); and

WHEREAS, a portion of the proceeds of the Obligations may be used to pay financing costs and costs of issuance; and

WHEREAS, the Borrower will own and operate the Facilities in connection with its charitable mission to improve the health and happiness of the communities served by providing quality care to all, regardless of situation or circumstance; and

WHEREAS, the issuance of the Obligations must be approved by the governmental agency on behalf of which the Obligations are issued and a governmental agency having jurisdiction over the territorial limits in which the Facilities are located, pursuant to the public approval requirement of Section 147(f) of the Code; and

WHEREAS, the Facilities are located within the territorial limits of the City of Escondido (the “City”) and the Escondido City Council (the “City Council”) is the elected legislative body of the City; and

WHEREAS, the Authority and the Borrower have requested that the City Council approve the issuance of the Obligations and the refinancing of the cost of the acquisition, renovation, equipping and furnishing of the Facilities with the proceeds of the Obligations solely for purposes of complying with Section 147(f) of the Internal Revenue Code; and

WHEREAS, the City Council held a Public Hearing on November 5, 2025, at its regularly scheduled meeting at 5:00 P.M., in the City Council Chambers, 201 North Broadway in Escondido, following duly published notice thereof on October 23, 2025, in a newspaper of general circulation in the City of Escondido, and all persons desiring to be heard have been heard; and

WHEREAS, it is intended that this Resolution shall comply with the public approval requirements of Section 147(f) of the Internal Revenue Code; provided, however, that this Resolution is neither intended to nor shall it constitute an approval by the City Council of the Facilities for any other purpose, including, but not limited to, compliance with the California Environmental Quality Act (California Public Resources Code, Section 21100, *et seq.*) (“CEQA”).

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

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issue of the Obligations by the Authority, which Obligations may be tax-exempt and/or taxable as approved by the Authority in its resolution, in an amount not to exceed \$32,000,000 to refinance the cost of the acquisition, renovation, equipping and furnishing of the Facilities and paying the costs of issue of the Obligations. This Resolution shall constitute “host” approval and “issuer” approval of the issue of the Obligations within the meaning of Section 147(f) of the Internal Revenue Code. This Resolution shall also constitute the approval of the issue of the Obligations by the Authority within the meaning of the Joint Exercise of Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California.

Section 3. The issue of the Obligations shall be subject to the approval by the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Obligations.

Section 4. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved.

Section 5. The adoption of this Resolution shall not obligate the City, or any department of the City, to (i) provide any financing with respect to the Facilities; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary with respect to the Facilities; (iii) make any contribution or advance any funds whatsoever to the Authority or the Borrower; or (iv) take any further action with respect to the Authority or its membership therein.

Section 6. This Resolution shall take effect immediately after its adoption.



STAFF REPORT

November 5, 2025
File Number: 0697-20

SUBJECT

SHORT-FORM RENT INCREASE APPLICATION FOR CAREFREE RANCH MOBILE HOMEPARK (FILE NO. 0697-20-10354)

DEPARTMENT

Development Services; Housing and Neighborhood Services Division

RECOMMENDATION

Request the City Council sitting as the Escondido Rent Review Board hold a public hearing to review and consider Carefree Ranch Mobilehome Park Short-Form Application and adopt Resolution No. RRB 2025-131.

Staff Recommendation: Approval (Development Services: Christopher McKinny, Deputy City Manager / Interim Development Services Director)

Presenter: Carlos Cervantes, Management Analyst and Stephen Jacobson, Code Compliance Officer II

ESSENTIAL SERVICE – NO

COUNCIL PRIORITY –

FISCAL ANALYSIS

Staff time and resources were expended to process the short-form application. Staff reviewed the application, evaluated the mobilehome park for code enforcement violations and conducted public outreach with the affected park residents, park manager and owners. No additional fiscal impact was incurred by the City.

PREVIOUS ACTION

On October 23, 2024, a short-form application was considered and approved. An increase of 4.275 percent was approved, resulting in an average space increase of \$26.74 per space, per month.

BACKGROUND

On June 8, 1988, the Escondido residents voted to approve Proposition K to enact Mobilehome Rent Control in the City of Escondido ("City"). Under Proposition K, if a park owner wants to increase the rent on a mobilehome rent control space, they must file an application with the City and obtain approval



CITY of ESCONDIDO

STAFF REPORT

from the Mobilehome Park Rent Review Board (“Board”). This Board is an independent body comprised of the City of Escondido Councilmembers.

In 1997, the Board adopted changes to the Mobilehome Rent Review Board Guidelines (“Guidelines”) to allow for the acceptance of a “short-form” application. The short-form is an abbreviated and less administrative burdensome application process for park owners and City staff. A park owner can request a rent increase based solely on the change in the San Diego Metropolitan Area’s Consumer Price Index (“CPI”), All Items/All Urban Consumers component since the last increase was granted by the Board. The requested increase may not exceed ninety percent (90%) of the increase in CPI since the last application was granted by the Board, or eight percent (8%) of the current rent, whichever is less, subject to a two-year limit. Park owners are allowed to apply one-year from the date the last application was deemed complete.

Carefree Ranch Mobilehome Park (“Park”) is a 55+ age park, located at 211 N. Citrus Ave, Escondido, CA 92027. The Park has a total of 184 spaces, of which 151 spaces are subject to rent control. The Park is requesting an increase for the 151 rent-controlled spaces. The amenities available for the residents include a clubhouse, laundry room and, pool and jacuzzi area.

Carefree Ranch submitted a short-form application on September 15, 2025. (Attachment “1”). City staff reviewed the final application and deemed it to be complete on September 22, 2025. City staff mailed a letter, written in both English and Spanish, on September 22, 2025, notifying the affected park residents of the application and proposed rent increase, upcoming residential meeting, and public hearing date (Attachment “2”).

Carefree Ranch Mobilehome Park short-form application was available for review at the Park office, and the Housing & Neighborhood Services Division counter at City Hall.

Housing & Neighborhood Services and Code Compliance staff facilitated an in-person meeting for the affected residents on October 6, 2025, at 6:00 p.m. Code Compliance conducted a lighting inspection on October 6, 2025 and completed an inspection of the common areas on October 8, 2025.

City staff mailed a 10-day notice written in both English and Spanish to residents on October 23, 2025 reminding them of the November 5, 2025, City Council Meeting (Attachment “4”).

THE RENT INCREASE APPLICATION:

The application meets all the eligibility criteria for submittal of a short-form rent increase.

PARK OWNER’S REQUEST:

The Park is requesting an increase of 90 percent (90%) of the total Annual change in CPI for 2024, to July 2025. A park is allowed to request up to 90 percent of the change in CPI. Under Section 11(D) of the



CITY of ESCONDIDO

STAFF REPORT

Guidelines, it states, “In determining whether the amount of the park owner’s requested increase is appropriate, the Board must presume that up to ninety percent (90%) of the CPI is a fair, just, and reasonable rent increase. However, the Board may consider any of the other Rent Control Ordinance factors in Section 29-104(g) at the request of either the park owner or the affected residents in determining that a lesser increase is fair, just, and reasonable.” These factors are referenced in Chapter 29, Article 5, Section 29-104(g) of the Escondido Municipal Code. Ninety percent of the change in the CPI is 4.064 percent for the period of consideration. Currently, the average monthly rent for the residents that are affected by this application is \$769.51. The average monthly increase requested for the one hundred fifty-one spaces is \$30.05 per space, per month. This increase ranges from to \$19.75-\$41.09 per space, per month.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse October 6, 2025, at 6:00 p.m. The meeting was attended by ten (10) residents, the Park manager, and City staff. The application and the short-form hearing procedures were reviewed with the residents. Residents stated that they appreciated park managers being easily accessible. Residents mentioned their concern for speeding cars on Citrus Ave and that there was only one entry and exit located at the park. Residents also mentioned park safety such as disturbances throughout the night, to which park and City staff recommended calling law enforcement if this is a persistent issue. Residents also had questions regarding what code enforcement was inspecting, and code officers were able to clarify.

CODE COMPLIANCE INSPECTION:

On October 6, 2025, a lighting inspection was performed by the Code Compliance Division; no lighting violations were identified. On October 8, 2025, an inspection of the common areas was conducted by the Code Compliance Division, Neighborhood Service Staff and Park Management. One (1) violation was identified. The violation was for overgrown tree branches and vegetation encroaching into roadway by spaces 15, 23, and the guest house.

A notice was mailed to the Park manager and owner informing them of the violations. (Attachment “3”). A reinspection was conducted and as of October 23, 2025, all violations were corrected (Attachment “5”). According to the Guidelines, no increase granted for any park shall go into effect until any existing code violations are corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. Park owners and management must give a 90-day notice of any rent increase to affected residents upon the adoption of the Resolution.



CITY *of* ESCONDIDO

STAFF REPORT

RESOLUTIONS

- a) Resolution RRB No. 2025-131

ATTACHMENTS

- a) Attachment "1" - Carefree Ranch Mobilehome Park Application
- b) Attachment "2" - Resident Short-Form Letter Notification
- c) Attachment "3" - Code Inspection
- d) Attachment "4" - 10-Day Public Hearing Notice
- e) Attachment "5" - Code Letter Clearing Violations

RESOLUTION NO. RRB 2025-131

A RESOLUTION OF THE CITY COUNCIL/ MOBILEHOME
RENT REVIEW BOARD OF THE CITY OF ESCONDIDO,
CALIFORNIA AUTHORIZING A RENT INCREASE FOR
CAREFREE RANCH MOBILEHOME PARK
(File Number: 0697-20-10354)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 11 of the Rent Review Board Guidelines was filed on September 15, 2025 ("Application") by Carefree Ranch Mobilehome Park, LLC, the owner of the rental spaces in Carefree Ranch Mobilehome Park ("Park"), 55+ age park located at 211 N. Citrus Ave, Escondido; and

WHEREAS, the Application was deemed complete by City staff on September 22, 2025; and

WHEREAS, the last rent increase was granted by the Board on October 23, 2024, for an increase of 4.275 percent which amounted to an average increase of \$26.74 per space, per month; and

WHEREAS, the average monthly rent per affected space was \$769.51 for the one hundred fifty-one spaces requested for a rent increase. The Park requested an increase of 4.064%, resulting in an average increase of \$30.05 per space, per month; and

WHEREAS, a notice of the Park's application was mailed to all affected homeowners on September 22, 2025, and a 10-day notice of the time, date, and place of the rent hearing before the Board was mailed to the Park and to all affected tenants on October 23, 2025; and

WHEREAS, on October 6, and October 8, a Mobilehome Park Rent Review Code Compliance Inspection was completed. There were no lighting violations and one general park violation for overgrown tree branches encroaching into the roadway by spaces 15, 23, and the guest house; and

WHEREAS, on October 23, 2025, Code Compliance completed a reinspection and all violations were cleared; and

WHEREAS, on November 5, 2025, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members, and clarifying questions to the parties and staff, the Board voted to grant a 4.064 percent increase, resulting in an average rent increase of \$30.05 per space, per month, for the one hundred fifty-one spaces.

NOW, THEREFORE, BE IT RESOLVED by the Escondido Rent Review Board, as follows:

1. That the above recitations are true.
2. That the Board finds that the Carefree Ranch Mobilehome Park short-form application

increase is consistent with the Guidelines, and approves the rent increase Application submitted by Carefree Ranch Mobilehome Park, LLC.

CITY OF ESCONDIDO
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4562

SHORT-FORM APPLICATION FOR MOBILE HOME SPACE RENT INCREASE

Park Name Carefree Ranch Telephone 760-745-4851
 Address 211 N. Citrus Ave Escondido, CA 92027
 Owner Carefree Ranch LLC Telephone 949-722-1698
 Address 301 E. 17th St., Ste #208 Costa Mesa, CA 92627
 Representative Bart Thomsen Telephone 949-722-1698

(If other than owner; all City correspondence will be addressed to this person)

Address _____
 Site Manager Jim Younce Telephone 760-745-4851

Today's Date: 9/12/25

Date of last RRB increase <u>2/1/2025</u>	Period covered by CPI request <u>Annual 2024-July 2025</u>
Number of Spaces in Park <u>184</u>	Spaces affected by proposed increase <u>151</u>
Change in CPI during period <u>4.516</u> %	90% of change in CPI <u>4.064</u> %
Increase requested by Park <u>4.064</u> %	# of In-Place Transfers as of 7/1/20 <u>**13</u>

or since last Rent Increase Application (whichever is more recent)

Briefly describe the park. Include amenities and services provided without additional charge. Attach additional pages if more space is needed.

Clubhouse _____

Guest House _____

Jacuzzi _____

Laundry Room _____

Pool _____

****Last rent increase application deemed complete August 27, 2024**

①

SPACE RENTALS

Complete for all spaces affected by Proposed Increase at: Carefree Ranch

Date of last application was deemed complete: 8/27/2024

Date of last increase: 2/1/2025

DIRECTIONS: 1. List the monthly rent for rent-controlled spaces ("RC") collected for all affected spaces at the date the application was deemed complete. 2. List all long-term lease spaces ("LT") that sold or signed a new agreement after February 13, 2020. 3. **If spaces have been added due to termination of long-term leases or space rents have been raised during a calendar year since the last increase was granted, list the highest rent paid for each space during that calendar year.** If the last increase was granted more than three years ago, use additional pages as needed. *This sheet may be duplicated as necessary.*

[illegible]

(2)

IN-PLACE TRANSFER/ SALE(S)

Carefree Ranch Rent Increase Application 2025

Space #	Resident(s) Name	Rent In		Rent In		Current		Percentage Increase		Requested Increase		Requested New Rent	
		Sept 2023	Sept 2024	Sept 2025	Sept 2026	Sept 2027	Sept 2028	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
1	Gerald Bonner	\$822.68	\$853.94	\$853.94	\$853.94	\$853.94	\$853.94	4.064%	4.064%	\$ 34.70	\$ 34.70	\$888.64	\$888.64
2	Wayne Louth	\$472.75	\$503.76	\$503.76	\$503.76	\$503.76	\$503.76	4.064%	4.064%	\$ 21.35	\$ 21.35	\$546.65	\$546.65
4	Francisco Galvez	\$639.47	\$663.77	\$663.77	\$663.77	\$663.77	\$663.77	4.064%	4.064%	\$ 26.98	\$ 26.98	\$690.75	\$690.75
5	Welda Johnson	\$808.83	\$850.89	\$850.89	\$850.89	\$850.89	\$850.89	4.064%	4.064%	\$ 35.69	\$ 35.69	\$913.81	\$913.81
6	Kambiz Davarifard	\$599.80	\$650.39	\$650.39	\$650.39	\$650.39	\$650.39	4.064%	4.064%	\$ 27.56	\$ 27.56	\$705.75	\$705.75
8	Judy Zirkle	\$559.29	\$595.98	\$595.98	\$595.98	\$595.98	\$595.98	4.064%	4.064%	\$ 25.26	\$ 25.26	\$646.72	\$646.72
9	Cathy Hudson	\$771.03	\$800.33	\$800.33	\$800.33	\$800.33	\$800.33	4.064%	4.064%	\$ 32.53	\$ 32.53	\$832.86	\$832.86
10	James Prince	\$635.62	\$668.67	\$668.67	\$668.67	\$668.67	\$668.67	4.064%	4.064%	\$ 28.04	\$ 28.04	\$718.11	\$718.11
11	Tom Burns	\$486.26	\$518.16	\$518.16	\$518.16	\$518.16	\$518.16	4.064%	4.064%	\$ 21.96	\$ 21.96	\$562.27	\$562.27
12	James Moore	\$650.27	\$673.68	\$673.68	\$673.68	\$673.68	\$673.68	4.064%	4.064%	\$ 27.38	\$ 27.38	\$701.06	\$701.06
14	Amelia Cooper	\$653.57	\$677.10	\$677.10	\$677.10	\$677.10	\$677.10	4.064%	4.064%	\$ 27.52	\$ 27.52	\$704.62	\$704.62
15	Aniceto Soto	\$650.27	\$673.68	\$673.68	\$673.68	\$673.68	\$673.68	4.064%	4.064%	\$ 27.38	\$ 27.38	\$701.06	\$701.06
16	Esther Erro	\$472.75	\$503.76	\$503.76	\$503.76	\$503.76	\$503.76	4.064%	4.064%	\$ 21.35	\$ 21.35	\$546.65	\$546.65
17	Kenneth Glaser	\$708.88	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	4.064%	4.064%	\$ 29.46	\$ 29.46	\$754.46	\$754.46
18	Maemie Sein	\$653.30	\$687.27	\$687.27	\$687.27	\$687.27	\$687.27	4.064%	4.064%	\$ 32.31	\$ 32.31	\$827.31	\$827.31
19	Aurelio Meza	\$699.06	\$724.23	\$724.23	\$724.23	\$724.23	\$724.23	4.064%	4.064%	\$ 29.43	\$ 29.43	\$753.66	\$753.66
20	Crisostomo Pingul Dizon	\$643.81	\$795.00	\$795.00	\$795.00	\$795.00	\$795.00	4.064%	4.064%	\$ 32.31	\$ 32.31	\$827.31	\$827.31
22	Roger Lee Crabtree	\$472.75	\$557.88	\$557.88	\$557.88	\$557.88	\$557.88	4.064%	4.064%	\$ 23.64	\$ 23.64	\$605.37	\$605.37
23	Barbara Gallas	\$654.50	\$685.26	\$685.26	\$685.26	\$685.26	\$685.26	4.064%	4.064%	\$ 27.85	\$ 27.85	\$713.11	\$713.11
25	Eugene Berger Testman	\$708.88	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	4.064%	4.064%	\$ 32.32	\$ 32.32	\$827.57	\$827.57
26	Jose Lopez	\$595.74	\$634.82	\$634.82	\$634.82	\$634.82	\$634.82	4.064%	4.064%	\$ 26.90	\$ 26.90	\$688.86	\$688.86
27	Pranom Milota	\$686.32	\$712.40	\$712.40	\$712.40	\$712.40	\$712.40	4.064%	4.064%	\$ 28.95	\$ 28.95	\$741.35	\$741.35
28	Lawrence Arena	\$654.50	\$685.26	\$685.26	\$685.26	\$685.26	\$685.26	4.064%	4.064%	\$ 27.85	\$ 27.85	\$713.11	\$713.11
29	Stacy Downey	\$722.26	\$759.82	\$759.82	\$759.82	\$759.82	\$759.82	4.064%	4.064%	\$ 30.88	\$ 30.88	\$790.70	\$790.70
31	Michelle Johnson	\$599.80	\$639.15	\$639.15	\$639.15	\$639.15	\$639.15	4.064%	4.064%	\$ 27.09	\$ 27.09	\$693.56	\$693.56

32	Anne Jehle-Kosanovich	\$719.03	\$756.42	\$756.42	\$756.42	4.064%	\$	30.74	\$787.16
33	Mae Moen	\$592.24	\$631.09	\$631.09	\$658.07	4.064%	\$	26.74	\$684.81
34	Cristina Wagner	\$643.81	\$677.29	\$677.29	\$698.96	4.064%	\$	28.41	\$727.37
35	Robert McKeever	\$595.74	\$634.82	\$634.82	\$661.96	4.064%	\$	26.90	\$688.86
36	Linda Eller	\$635.29	\$668.33	\$668.33	\$689.72	4.064%	\$	28.03	\$717.75
37	Claudia Rosangela Rieth	\$617.54	\$650.27	\$650.27	\$772.25	4.064%	\$	31.38	\$803.63
38	Bertha Scheiden	\$510.62	\$544.12	\$544.12	\$567.38	4.064%	\$	23.06	\$590.44
39	Mary McGlasson	\$459.32	\$489.45	\$489.45	\$510.37	4.064%	\$	20.74	\$531.11
40	Maria Ramirez	\$643.55	\$673.80	\$673.80	\$673.80	4.064%	\$	27.38	\$701.18
43	Dale Anderson	\$481.29	\$512.86	\$512.86	\$534.78	4.064%	\$	21.73	\$556.51
44	Gerry Simoni	\$643.81	\$677.29	\$677.29	\$698.96	4.064%	\$	28.41	\$727.37
45	Mario Victor Chavez	\$722.25	\$725.00	\$725.00	\$748.20	4.064%	\$	30.41	\$778.61
47	Lisa Marie Ojeda	\$695.50	\$725.00	\$725.00	\$725.00	4.064%	\$	29.46	\$754.46
48	Graciela Alatraste	\$633.74	\$674.17	\$674.17	\$702.99	4.064%	\$	28.57	\$731.56
49	Regina MacGregor	\$653.57	\$677.10	\$677.10	\$677.10	4.064%	\$	27.52	\$704.62
50	Rosario Divina Pallesco	\$631.35	\$666.52	\$666.52	\$695.01	4.064%	\$	28.25	\$723.26
51	Abigail Morales	\$459.32	\$489.45	\$489.45	\$510.37	4.064%	\$	20.74	\$531.11
52	Mateo Cuevas	\$724.73	\$752.27	\$752.27	\$752.27	4.064%	\$	30.57	\$782.84
53	John Farnum	\$714.29	\$747.86	\$747.86	\$747.86	4.064%	\$	30.39	\$778.25
54	Marta Nicolas	\$684.39	\$719.98	\$719.98	\$743.02	4.064%	\$	30.20	\$773.22
56	Elba Andrade	\$674.47	\$709.54	\$709.54	\$732.25	4.064%	\$	29.76	\$762.01
57	Susan Mitchell	\$549.87	\$585.94	\$585.94	\$610.99	4.064%	\$	24.83	\$635.82
58	Donna Mills	\$674.47	\$709.54	\$709.54	\$732.25	4.064%	\$	29.76	\$762.01
59	Eve Gonzales-Salazar	\$628.36	\$669.58	\$669.58	\$698.20	4.064%	\$	28.37	\$726.57
60	Ramon Mendoza	\$676.25	\$711.42	\$711.42	\$711.42	4.064%	\$	28.91	\$740.33
61	Sherry Scoggins	\$674.20	\$705.89	\$705.89	\$705.89	4.064%	\$	28.69	\$734.58
62	Daniel Dorlaque	\$628.36	\$669.58	\$669.58	\$698.20	4.064%	\$	28.37	\$726.57
102	Sandra Nelson	\$493.01	\$518.65	\$518.65	\$535.25	4.064%	\$	21.75	\$557.00
104	Conception Jimenez	\$712.56	\$739.64	\$739.64	\$798.81	4.064%	\$	32.46	\$831.27
105	Merce Torres	\$776.78	\$804.74	\$804.74	\$804.74	4.064%	\$	32.70	\$837.44
107	Maria Carmona De Pina	\$759.72	\$788.59	\$788.59	\$788.59	4.064%	\$	32.05	\$820.64
108	Israelene Higgs-Coffie	\$736.98	\$764.99	\$764.99	\$764.99	4.064%	\$	31.09	\$796.08

109	Kenneth Daniel Smith	\$610.82	\$650.89	\$678.72	4.064%	\$	27.58	\$706.30
110	Robert Goldrich	\$780.04	\$820.60	\$820.60	4.064%	\$	33.35	\$853.95
111	Edward Danhoff	\$719.31	\$756.71	\$789.06	4.064%	\$	32.07	\$821.13
112	Michael Dykes	\$761.58	\$797.37	\$797.37	4.064%	\$	32.41	\$829.78
113	Donna Ross	\$751.04	\$779.58	\$779.58	4.064%	\$	31.68	\$811.26
114	Carol Kerr	\$497.39	\$523.25	\$539.99	4.064%	\$	21.95	\$561.94
115	Larry Alvarado	\$789.75	\$818.18	\$818.18	4.064%	\$	33.25	\$851.43
116	Sven Jorgensen	\$667.12	\$701.81	\$724.27	4.064%	\$	29.43	\$753.70
118	Priscilla Moriente	\$462.67	\$513.26	\$535.20	4.064%	\$	21.75	\$556.95
119	David Wayne Jarvis	\$773.58	\$813.81	\$813.81	4.064%	\$	33.07	\$846.88
120	Perla Harris	\$729.29	\$763.57	\$824.66	4.064%	\$	33.51	\$858.17
121	Rebeca Gutierrez	\$678.39	\$722.89	\$753.79	4.064%	\$	30.63	\$784.42
122	Mikhail Kolobkov	\$625.00	\$666.00	\$694.47	4.064%	\$	28.22	\$722.69
123	Linda Willison	\$564.99	\$602.05	\$627.79	4.064%	\$	25.51	\$653.30
124	Janette Beck	\$730.87	\$762.30	\$794.89	4.064%	\$	32.30	\$827.19
126	Maria Estrada	\$629.26	\$670.54	\$699.21	4.064%	\$	28.42	\$727.63
127	John Berlin Hopkins	\$725.00	\$763.43	\$790.91	4.064%	\$	32.14	\$823.05
128	Ramiro Gonzalez	\$743.10	\$778.03	\$778.03	4.064%	\$	31.62	\$809.65
129	Rick Trafton	\$742.61	\$791.33	\$825.16	4.064%	\$	33.53	\$858.69
130	Pedro Orozco-Tapia	\$769.96	\$810.00	\$810.00	4.064%	\$	32.92	\$842.92
131	Thu Thach	\$668.33	\$721.80	\$752.66	4.064%	\$	30.59	\$783.25
132	Alice Crocker	\$459.32	\$489.45	\$510.37	4.064%	\$	20.74	\$531.11
134	Javier Garcia	\$628.36	\$669.58	\$698.20	4.064%	\$	28.37	\$726.57
135	William Jensen	\$790.80	\$831.92	\$831.92	4.064%	\$	33.81	\$865.73
138	Kathleen Davis	\$648.48	\$691.02	\$720.56	4.064%	\$	29.28	\$749.84
139	Veronica Panem Saclayan	\$784.93	\$835.00	\$870.70	4.064%	\$	35.39	\$906.09
140	Norma Rubio	\$659.63	\$693.93	\$716.14	4.064%	\$	29.10	\$745.24
141	Henry Christian Fitchhorn	\$628.36	\$669.58	\$772.25	4.064%	\$	31.38	\$803.63
142	Gary Bruno	\$729.29	\$763.57	\$763.57	4.064%	\$	31.03	\$794.60
202	Adah Forbes	\$459.32	\$489.45	\$510.37	4.064%	\$	20.74	\$531.11
203	John Kaye	\$747.56	\$779.71	\$779.71	4.064%	\$	31.69	\$811.40
204	Donald Wilson	\$549.87	\$585.94	\$610.99	4.064%	\$	24.83	\$635.82

205	Crystal Lynn Burt	\$890.00	\$923.82	\$923.82	\$923.82	4.064%	\$	37.54	\$961.36
206	Toni Janean Nicholson	\$464.29	\$494.75	\$494.75	\$515.90	4.064%	\$	20.97	\$536.87
207	Katie Ellen Rocco	\$800.40	\$922.04	\$922.04	\$922.04	4.064%	\$	37.47	\$959.51
208	Carlota Hernandez	\$803.15	\$844.91	\$844.91	\$844.91	4.064%	\$	34.34	\$879.25
209	Kevin Duggan	\$800.70	\$838.33	\$838.33	\$838.33	4.064%	\$	34.07	\$872.40
210	Maria Blasingame	\$459.32	\$489.45	\$489.45	\$510.37	4.064%	\$	20.74	\$531.11
211	Karen Sue Silva	\$718.52	\$765.65	\$765.65	\$798.38	4.064%	\$	32.45	\$830.83
212	Cheryll Ann Ford Heyer	\$802.50	\$840.22	\$840.22	\$840.22	4.064%	\$	34.15	\$874.37
214	Fernando Valdez	\$766.70	\$817.00	\$817.00	\$851.93	4.064%	\$	34.62	\$886.55
215	Jane Valdez	\$437.34	\$466.03	\$466.03	\$485.95	4.064%	\$	19.75	\$505.70
216	Leticia Heras Chavez	\$516.94	\$550.85	\$550.85	\$574.40	4.064%	\$	23.34	\$597.74
217	Amalia Rosales	\$647.12	\$689.57	\$689.57	\$719.05	4.064%	\$	29.22	\$748.27
218	Kimberlee Baker	\$437.34	\$466.03	\$466.03	\$485.95	4.064%	\$	19.75	\$505.70
221	Charles Owen Gaylor III	\$749.00	\$784.20	\$784.20	\$846.94	4.064%	\$	34.42	\$881.36
222	Arturo Garcia-Martinez	\$799.23	\$840.79	\$840.79	\$840.79	4.064%	\$	34.17	\$874.96
225	Eddie Coz	\$826.10	\$855.84	\$855.84	\$855.84	4.064%	\$	34.78	\$890.62
227	Gregory Priest	\$791.73	\$821.82	\$821.82	\$821.82	4.064%	\$	33.40	\$855.22
228	Kevin Fischer	\$797.11	\$838.56	\$838.56	\$865.39	4.064%	\$	35.17	\$900.56
229	David Brett Moore	\$890.00	\$890.00	\$890.00	\$890.00	4.064%	\$	36.17	\$926.17
231	Angel Jose Irazoqui	\$735.00	\$762.93	\$762.93	\$762.93	4.064%	\$	31.01	\$793.94
232	Juliet Collins	\$717.10	\$750.80	\$750.80	\$750.80	4.064%	\$	30.51	\$781.31
234	Amalia Valle	\$687.61	\$724.05	\$724.05	\$750.12	4.064%	\$	30.48	\$780.60
235	Robert Fernandes	\$459.32	\$489.45	\$489.45	\$510.37	4.064%	\$	20.74	\$531.11
236	Janet Louise Lindsley	\$523.34	\$557.67	\$557.67	\$581.51	4.064%	\$	23.63	\$605.14
237	Eric Carl Granofsky	\$564.99	\$602.05	\$602.05	\$772.25	4.064%	\$	31.38	\$803.63
238	Charles Barnum	\$715.85	\$746.63	\$746.63	\$746.63	4.064%	\$	30.34	\$776.97
239	Karyn Marie Wyatt	\$729.29	\$763.57	\$763.57	\$824.66	4.064%	\$	33.51	\$858.17
240	Ann Badeaux	\$751.16	\$790.22	\$790.22	\$790.22	4.064%	\$	32.11	\$822.33
241	Pedro Silvestre	\$800.48	\$830.90	\$830.90	\$830.90	4.064%	\$	33.77	\$864.67
242	Ralph Keith Chavez	\$880.28	\$926.05	\$926.05	\$926.05	4.064%	\$	37.63	\$963.68
243	Shirley Nelson	\$721.20	\$768.51	\$768.51	\$801.36	4.064%	\$	32.57	\$833.93
245	Charles Brown III	\$811.23	\$853.41	\$853.41	\$880.72	4.064%	\$	35.79	\$916.51

246	Donna Jenkins	\$810.32	\$848.41	\$848.41	\$848.41	4.064%	\$	34.48	\$882.89
248	John Ratliff	\$771.03	\$800.33	\$800.33	\$800.33	4.064%	\$	32.53	\$832.86
249	Mark Allan Stratton	\$760.11	\$940.00	\$940.00	\$940.00	4.064%	\$	38.20	\$978.20
250	Robert Leroy Lindsley	\$853.07	\$897.43	\$897.43	\$897.43	4.064%	\$	36.47	\$933.90
251	Elvira Munoz	\$799.23	\$840.79	\$840.79	\$840.79	4.064%	\$	34.17	\$874.96
252	Sergey Volkov	\$771.03	\$800.33	\$800.33	\$800.33	4.064%	\$	32.53	\$832.86
253	Magdalena Flores	\$812.09	\$847.01	\$847.01	\$847.01	4.064%	\$	34.42	\$881.43
254	Oscar Orlando Escobar	\$742.61	\$791.33	\$791.33	\$791.17	4.064%	\$	36.22	\$927.39
255	Philip Gates	\$831.55	\$874.79	\$874.79	\$874.79	4.064%	\$	35.55	\$910.34
256	Lisa Deynata	\$796.78	\$834.23	\$834.23	\$834.23	4.064%	\$	33.90	\$868.13
257	Kenneth LeRoy	\$499.76	\$532.54	\$532.54	\$555.31	4.064%	\$	22.57	\$577.88
258	Pedro Sergio Marquez	\$890.00	\$936.28	\$936.28	\$1,011.18	4.064%	\$	41.09	\$1,052.27
259	Natalia Meraz	\$811.23	\$853.41	\$853.41	\$880.72	4.064%	\$	35.79	\$916.51
260	Linda Albrook	\$499.76	\$532.54	\$532.54	\$555.31	4.064%	\$	22.57	\$577.88
261	Robert Hinrichs	\$822.18	\$853.42	\$853.42	\$853.42	4.064%	\$	34.68	\$888.10
262	Maggie OBrien	\$742.61	\$791.33	\$791.33	\$825.16	4.064%	\$	33.53	\$858.69
263	Para Fults	\$797.11	\$838.56	\$838.56	\$865.39	4.064%	\$	35.17	\$900.56
264	Miguel Leon-Feria	\$800.40	\$829.21	\$829.21	\$829.21	4.064%	\$	33.70	\$862.91
266	Michael Jones	\$835.26	\$874.52	\$874.52	\$874.52	4.064%	\$	35.54	\$910.06
268	Dennis Todd	\$668.33	\$712.17	\$712.17	\$742.62	4.064%	\$	30.18	\$772.80
269	Elvia Munoz	\$727.95	\$885.00	\$885.00	\$885.00	4.064%	\$	35.97	\$920.97
270	Sharon Adams	\$564.99	\$602.05	\$602.05	\$627.79	4.064%	\$	25.51	\$653.30
271	Paul Francis Robusto	\$682.79	\$727.58	\$727.58	\$758.68	4.064%	\$	30.83	\$789.51
272	Suzanne Ruth Abbott	\$810.32	\$940.00	\$940.00	\$940.00	4.064%	\$	38.20	\$978.20
273	Lorenzo Hinojosa	\$797.11	\$838.56	\$838.56	\$865.39	4.064%	\$	35.17	\$900.56
275	Rosemary Soto	\$791.73	\$821.82	\$821.82	\$821.82	4.064%	\$	33.40	\$855.22
276	Rodney Nielson	\$730.87	\$762.30	\$762.30	\$794.89	4.064%	\$	32.30	\$827.19
277	Priscilla Alcoser	\$800.40	\$829.21	\$829.21	\$829.21	4.064%	\$	33.70	\$862.91
278	Jennifer Nevin	\$668.33	\$712.17	\$712.17	\$769.14	4.064%	\$	31.26	\$800.40
279	Ellan Hayes	\$459.32	\$489.45	\$489.45	\$510.37	4.064%	\$	20.74	\$531.11

OWNER'S AFFIDAVIT

I (We,) _____

Katie Morris

being duly sworn, depose and say that I (We) am (are) the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed: _____

Signature

Park Owner/Type or print name

*Katie Morris**Signature**Katie Morris*

Representative/Type or print name

Mailing address: 301 E 17th St., Ste #208

Costa Mesa, CA 92627



Housing & Neighborhood Services Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841
www.escondido.org/housing-and-neighborhood-services

September 22, 2025

Re: Short-form Rent Increase Application Submitted by Carefree Ranch Mobilehome Park

Dear Resident:

A **short-form application** for a rent increase for your Park has been received and determined to be complete.

This letter is to inform you about:

1) RESIDENT MEETING

- Date: Monday October 6, at 6:00 p.m.
- Location: Park Clubhouse
- Purpose: To discuss the short-form hearing process, answer any questions, and select a resident representative.
- Spanish translation will be provided

2) RENT REVIEW BOARD HEARING

- Date: November 12, 2025 at 5 p.m.
- Location: City Council Chambers, 201 North Broadway, Escondido, CA 92025

3) HOW THIS MAY IMPACT YOU

- The park is requesting a **4.064%** increase
- Average Increase per space per month: \$30.05
- Average Rent for rent controlled spaces after the increase: \$769.51

4) WHERE TO RECEIVE MORE INFORMATION

- Attend the resident meeting on October 6, at 6:00 p.m.
- The application is available on the city's website, at your park's office and at the Housing and Neighborhood Services Division counter at City Hall during normal business hours. Monday – Friday 8 a.m. – 5 p.m.
- This letter serves as the residents notice allowing them 30 days to review the application and supporting documents, and submit written comments to City staff prior to the hearing, either through email or in person at 201 North Broadway, Escondido, CA 92025.
- Contact Carlos Cervantes at (760) 839-6265 or carlos.cervantes@escondido.gov

Sincerely,

Carlos Cervantes

Carlos Cervantes - Housing and Neighborhood Services Analyst Manager



Housing & Neighborhood Services Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841
www.escondido.org/housing-and-neighborhood-services

22 de septiembre del 2025

Re: Solicitud Abreviada para un Aumento de Renta presentada por Carefree Ranch Mobilehome Park.

Estimado Residente:

Una **solicitud abreviada** para un aumento de rentas para su Parque ha sido revisada y determinada ser completa.

Esta carta es para informarle de:

1) JUNTA DE RESIDENTES

- Fecha = lunes 6 de octubre a las 6:00 p.m.
- Locación = Clubhouse de su parque
- Propósito = Para discutir el proceso de la audiencia de la solicitud abreviada, contestar cualquier pregunta y seleccionar un residente representante.

2) AUDIENCIA DE COMISIÓN DE EVALUADORES DE RENTA

- Fecha = 12 de noviembre, a las 5pm
- Locación = En la Sala Consistorial del Municipio (City Council Chambers), 201 North Broadway, Escondido, CA 92025

3) COMO ESTO LE PUEDE AFECTAR A USTED

- El parque está solicitando un aumento de 4.064%
- Aumento promedio por espacio por mes = \$30.05
- Renta promedia para espacios de renta controlado = \$769.51

4) DONDE PUEDE RECIBIR MÁS INFORMATION

- Asistir la junta de residentes el 6 de octubre a las 6:00 p.m.
- La solicitud está disponible en el sitio web de la ciudad, en la oficina de su parque y en el mostrador de la División de Vivienda y Servicios al Vecindario en el Ayuntamiento durante sus horas de oficina normal. Lunes – viernes 8am-5pm.
- Esta carta sirve como notificación para los residentes, permitiéndoles 30 días para revisar la solicitud y los documentos de respaldo, y enviar comentarios por escrito al personal de la Ciudad antes de la audiencia, ya sea por correo electrónico o en persona en 201 North Broadway, Escondido, CA 92025.
- Contacte a Carlos Cervantes al (760) 839-6265 o carlos.cervantes@escondido.gov

Sinceramente,

Carlos Cervantes

Carlos Cervantes - Housing and Neighborhood Services Analyst Manager



DATE: OCTOBER 8, 2025

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: RUBEN HERNANDEZ, CODE COMPLIANCE SUPERVISOR *RH*

SUBJECT: CAREFREE RANCH MOBILEHOME PARK RENT CONTROL

Carefree Ranch Mobilehome Park was inspected on October 8, 2025 with the lighting inspection conducted on October 6, 2025. The code compliance inspection is required as part of the mobile home park's rent control application process. There were three general park violations and no lighting violations noted in the attached inspection report.

The resident meeting was held October 6, 2025 and was attended by ten residents, a park manager and five city employees. There was no code compliance case issues brought forth in the meeting.

Cc: Christopher W. McKinney, Deputy City Manager
Danielle Lopez, Manager -Housing & Neighborhood Services Division



October 8, 2025

MOBILEHOME PARK RENT CONTROL
CODE COMPLIANCE INSPECTION REPORT

Park Name: Carefree Ranch Mobile Home Park
211 N. Citrus Ave.
Escondido, CA. 92027

Park Owner: Carefree Ranch LLC
C/o Bart J. Thomsen Properties
PO Box 15274
Newport Beach, CA. 92659

Park Manager: Jim Younce **Phone:** (760) 207-9727

Inspection Date: 10-8-2025 **Inspector:** Stephen Jacobson

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Code of Regulations, Title 25, Division I, Chapter 2 and the Escondido Zoning Code, Article 45. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the part K

General Violations:

1. There are overgrown tree branches and vegetation encroaching into the roadway by space numbers 15, 23 & at the guest home. 25 CCR 1606(J)

Areas of the park requiring illumination per 25 CCR 1108:

(Lighting Inspection conducted the evening of 10-6-2025)

1. No lighting violations were found.



Housing & Neighborhood Services
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841

October 23, 2025

Carefree Ranch Mobilehome Park
211 N Citrus Ave
Escondido, CA 92027

RESIDENT NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Escondido, sitting as the Mobilehome Rent Review Board, will hold a public hearing to consider the following item:

A short-form rental increase application for Carefree Ranch M.H.P.

A copy of the application is available for review at <https://www.escondido.gov/240/Pending-Applications>, or the Housing & Neighborhood Services Division at City Hall, 201 N. Broadway. A copy of the staff report will be available at the Housing counter five days prior to the hearing date.

The public hearing, previously scheduled for November 12, 2025, has been rescheduled. The new Rent Review Board hearing date is set for **November 5, 2025 at 5 p.m.** in the City Council Chambers, 201 N. Broadway, Escondido, CA 92025 to determine whether or not a rent increase will be granted for your park.

If you are protesting the short-form application, you should register in the foyer prior to the opening of the public hearing. The purpose of the hearing is for the Rent Review Board to obtain input from the owner and tenants about why an increase should or should not be granted. If you challenge the decision of the Board 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 Rent Review Board at or prior to the public hearing.

You may also submit your feedback to Carlos Cervantes at carlos.cervantes@escondido.gov or call 760-839-6265 and this information will be included in the City Council presentation.

At the hearing, the Rent Review Board may make a determination about the rent increase or they may request additional information from the owner or tenants. If additional information is requested, a new hearing will be scheduled. If an increase is granted, the owner must notify you in writing of the amount of the increase at least (90) days before the increase goes into effect.

Sincerely,

Carlos Cervantes

Carlos Cervantes
Housing & Neighborhood Services Analyst I



Housing & Neighborhood Services
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841

23 de octubre del 2025

Carefree Ranch Mobilehome Park
211 N Citrus Ave
Escondido, CA 92027

AVISO PARA RESIDENTES DE AUDIENCIA PÚBLICA

POR LA PRESENTE SE NOTIFICA que el Concejo Municipal de la Ciudad de Escondido, siendo la Comisión Evaluadora que Revisan las Rentas de Casas Móviles, tendrá una audiencia pública para considerar el siguiente punto:

La aplicación de aumento de renta para Carefree Ranch M.H.P.

Una copia de la aplicación está disponible para revisión en <https://www.escondido.gov/240/Pending-Applications>, o División de Vivienda y Servicios al Vecindario en el Ayuntamiento, 201 N. Broadway. Una copia del reporte del personal estará disponible en el mostrador de la División de Vivienda cinco días antes de la fecha de la audiencia.

La audiencia pública, programada anteriormente para el 12 de noviembre de 2025, ha sido reprogramada. La nueva fecha de la audiencia de la Junta de Revisión de Rentas se ha establecido para el 5 de noviembre de 2025 a las 5 p.m. en la Sala del Concejo Municipal, 201 N. Broadway, Escondido, CA 92025, para determinar si se otorgará o no un aumento de renta para su parque.

Si usted está protestando esta abreviada-aplicación, debe registrarse en el vestíbulo antes de que comience la audiencia pública. El propósito de la audiencia es que la Comisión Evaluadora que Revisa las Rentas obtenga información del propietario y los inquilinos sobre por qué se debe o no se debe otorgar un aumento. Si impugna la decisión de la Comisión Evaluadora ante la corte, puede quedar limitado a proponer solo aquellos asuntos que usted u otra persona haya propuesto en la audiencia pública descrita en este aviso, o en la correspondencia escrita entregada a la Comisión Evaluadora que Revisa las Rentas durante o antes de la audiencia pública.

También puede enviar sus comentarios a Carlos Cervantes a carlos.cervantes@escondido.gov o llamar al 760-839-6265 y esta información se incluirá en la presentación al Concejo Municipal.

En la audiencia, la Comisión Evaluadora de Revisión de Rentas puede tomar una determinación sobre el aumento de renta o pueden solicitar información adicional del propietario y / o inquilinos antes de tomar una decisión. Si se solicita información adicional, se programará una nueva audiencia. Si se concede un aumento, el propietario debe notificarle por escrito de la cantidad del aumento al menos (90) días antes de que el aumento entre en vigencia.

Sinceramente,

Carlos Cervantes

Carlos Cervantes
Analista de Servicios de Vivienda y Vecindario I



Code Compliance Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

October 23, 2025

Carefree Ranch LLC
C/o Bart J. Thomsen
PO Box 15274
Newport Beach, CA. 92659

Property Owner

Jim Younce- Manager
Carefree Ranch Mobilehome Park
211 N Citrus Ave
Escondido, CA 92027

Property Manager

Dear Bart and Jim,

This "Notice" is to formally advise you that the violations noted in the rent control inspection report dated October 8, 2025 have been corrected.

We appreciate your cooperation during this process. Our mutual efforts are important in maintaining safe and healthy parks in our city. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Ruben Hernandez", written over the word "Sincerely," and extending across the line.

Ruben Hernandez
Code Compliance Supervisor

CC: Christopher W. McKinney, Deputy City Manager
Danielle Lopez, Manager of the Housing and Neighborhood Services Division



Code Compliance Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

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Sincerely,

A handwritten signature in black ink, appearing to read "RH", followed by a horizontal line extending to the right.

Ruben Hernandez
Code Compliance Supervisor

CC: Christopher W. McKinney, Deputy City Manager
Danielle Lopez, Manager of the Housing and Neighborhood Services Division



Code Compliance Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

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Ruben Hernandez
Code Compliance Supervisor

CC: Christopher W. McKinney, Deputy City Manager
Danielle Lopez, Manager of the Housing and Neighborhood Services Division



STAFF REPORT

November 5, 2025
File Number 1320-65

SUBJECT

RESIDENTIAL AND COMMERCIAL SOLID WASTE RATE INCREASE

DEPARTMENT

Utilities Department

RECOMMENDATION

Request the City Council adopt Resolution No. 2025-141, approving the annual residential and commercial solid waste and recycling rate adjustments pursuant to the terms of the City of Escondido's ("City's") adopted Solid Waste and Recycling Franchise Agreement with Escondido Disposal, Inc. ("EDI"). Upon approval by the City Council, the proposed rate adjustments will become effective January 1, 2026.

Staff Recommendation: Approval (Utilities: Kyle Morgan, Interim Director of Utilities)

Presenter: Kyle Morgan, Interim Director of Utilities

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety; Recycling and Waste Management

COUNCIL PRIORITY –Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido

FISCAL ANALYSIS

The San Diego Consumer Price Index ("CPI") for all urban consumers increased by 3.8341 percent from the first half of 2024 to the first half of 2025 (370.897 to 385.211). Pending City Council approval of the proposed rate increase, solid waste and recycling rates would increase by the same percentage.

The City collects a franchise fee from EDI for the exclusive right to collect and process commercial and residential solid waste, recyclables, and green waste. Escondido's current franchise fee is 13.5 percent of EDI's gross revenues. With this Council approval, the Franchise Fee paid to the City by EDI will increase up 0.5 percent from 13.5 percent to 14 percent. The result will be increased revenue for the city from the franchise fee and increased revenue associated with the adjusted CPI rates. The City would therefore collect \$0.34 per customer per month in Franchise Fees for essential residential services. For basic commercial services, the Franchise Fee will increase by \$1.56 per monthly customer. These franchise fees are revenue for the City's General Fund.



CITY of ESCONDIDO

STAFF REPORT

PREVIOUS ACTION

On June 19, 2019, the City Council adopted Resolution No. 2019-61, authorizing a Franchise Agreement ("Agreement") between the City, Escondido Disposal, Inc., and Escondido Resource Recovery, division of EDCO Refuse Services, Inc. The Agreement specified rates to be charged for solid waste and recycling services, established initial maximum rates paid by the ratepayers, and authorized the contractor to increase rates annually by a percentage equal to the previous year's CPI increase. The Agreement established that the City Council must adopt, by resolution, the proposed annual increases submitted by EDI for these rates to take effect.

On November 20, 2019, the City Council conducted a Proposition 218 Hearing and adopted Resolution No. 2019-142, approving Franchise Fee increases through 2024, and including approval of a 2.7824 percent increase for residential and commercial collection services, effective January 1, 2020.

On October 28, 2020, the City Council adopted Resolution No. 2020-130, approving a 1.3057 percent increase for residential and commercial collection services, effective January 1, 2021.

On November 3, 2021, the City Council adopted Resolution No. 2021-158, approving a 4.0524 percent increase for residential and commercial collection services, effective January 1, 2022.

On November 16, 2022, the City Council adopted Resolution No. 2022-158, approving an 8.1468 percent increase for residential and commercial collection services, effective January 1, 2023.

On November 13, 2023, the City Council adopted Resolution No. 2023-136, approving a 5.4810 percent increase for residential and commercial collection services, effective January 1, 2024.

On November 20, 2024, the City Council conducted a Proposition 218 Hearing and adopted Resolution No. 2024-143, approving Franchise Fee increases through 2029, and including a 3.4788 percent increase for residential and commercial collection services, effective January 1, 2025.

The rate increases in the table below were requested by EDI and approved by the City Council for basic residential and commercial collection services over the last five years:

Date	Residential Increase	Commercial Increase
January 2020	2.7824%	2.7824%
January 2021	1.3057%	1.3057%
January 2022	4.0524%	4.0524%
January 2023	8.1468%	8.1468%
January 2024	5.4810%	5.4810%
January 2025	3.4788%	3.4788%
Proposed January 2026	3.8341%	3.8341%



CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

On September 30, 2025, the City received notice from Escondido Disposal, Inc., requesting an increase in the solid waste and recycling rates in accordance with Section 13.2(A) of the City of Escondido Waste and Recycling Franchise Agreement.

The proposed rate increases are set by the 3.8341 percent change in the CPI between the first half of 2024 and the first half of 2025. Pending approval of the rate increases by the City Council, residential and commercial rate increase notices will be mailed to customers in November 2025.

Under the proposed CPI rate increase for residential accounts, the total monthly rate for curbside trash and recycling collection will increase by \$1.35 per month, from \$31.52 to \$32.87. Current commercial rates will be increased by the same change in CPI. A typical commercial rate for a three-yard container services once a week will increase by \$6.18 per month from \$141.41 to \$147.59. These amounts include the base fee, franchise fee, AB939 fee, and Household Hazardous Waste Fee.

The proposed 3.8341 percent increase would become effective January 1, 2026, and will apply to all residential and commercial collection rates and services as presented in Exhibit "A" to Resolution No. 2025-141.

Household Hazardous Waste ("HHW") fees and AB939 fees were established in 1994. AB939 is an Assembly bill enacted into law that authorizes the collection of fees to fund recycling and waste reduction programs required by the California Integrated Waste Management Act of 1989. HHW fees were last increased on January 1, 2006. AB939 fees were last increased on January 1, 2019. No increases in either AB939 or HHW fees are being requested at this time, therefore the HHW fee will remain \$0.52 per month and the AB929 fee will remain at \$0.63 per month.

If the City Council adopts the proposed increases, the residential total monthly base rate for solid waste organics and recycling services and the commercial total monthly rate (using a three-yard bin collected once per week as an example) will increase according to the following tables. These tables are for illustrated purposes; the complete list of recommended increases is provided in Exhibit "A".

Basic Residential Rates

Basic Residential Rate	Current	Proposed Increase	Effective 1/1/2026
Base	\$26.27	\$1.01	\$27.28
Franchise Fee	\$4.10	\$0.34	\$4.44
AB939	\$0.63	No Increase	\$0.63
HHW	\$0.52	No Increase	\$0.52
Total	\$31.52	\$1.35 Total Increase	\$32.87



CITY of ESCONDIDO

STAFF REPORT

Typical Commercial Rate

Basic Commercial Rate	Current	Proposed Increase	Effective 1/1/2026
3-yard bin, once/week	\$120.38	\$4.62	\$125.00
Franchise Fee	\$18.79	\$1.56	\$20.35
AB939	\$1.72	No Increase	\$1.72
HHW	\$0.52	No Increase	\$0.52
Total	\$141.41	\$6.18 Total Increase	\$147.59

The proposed increases to the rates and fees charged by EDI would become effective January 1, 2026, and apply to all commercial and residential collection rates. The complete tables of the new proposed rates are shown in Exhibit "A" to Resolution No. 2025-141.

RESOLUTIONS

- a) Resolution No. 2025-141
- b) Resolution No. 2025-141 Exhibit "A" — Residential and Commercial Solid Waste Disposal Organics and Recycling Rates

RESOLUTION NO. 2025-141

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ESCONDIDO, CALIFORNIA, AMENDING THE CITY OF
ESCONDIDO WASTE AND RECYCLING FRANCHISE
AGREEMENT WITH EDCO REFUSE SERVICES, INC.

WHEREAS, in June 2019 the City of Escondido ("City") approved a Waste and Recycling Franchise Agreement (the "Agreement") with Escondido Resource Recovery and Escondido Disposal, Inc., Divisions of EDCO Refuse Services, Inc. ("EDI") to provide residential, commercial, and industrial trash and recycling collection services; and

WHEREAS, Section 13 of the Agreement allows for an annual increase in the base rates by an amount not to exceed the percentage increase in the Consumer Price Index ("CPI") for the previous year; and

WHEREAS, such base rate increases will be considered by the City Council upon receipt of written notice of the proposed increase, with notice to customers coming no later than 45 days prior to the effective date of the proposed increase; and

WHEREAS, EDI requested an increase in the residential and commercial rates and fees to be effective January 1, 2026, and this request was made in writing on September 30, 2025; and

WHEREAS, revised residential and commercial rates and fees were last approved on November 20, 2024, with a January 1, 2025 effective date; and

WHEREAS, the proposed revised residential and commercial rates and fees, to be effective January 1, 2026, and the calculation of the increased percentage in the Consumer Price Index is attached as Exhibit "A"; and

WHEREAS, notice of the residential and commercial rates revised for the allowed annual CPI increase are being mailed to all affected customers in Escondido in November 2025; and

WHEREAS, the Interim Director of Utilities recommends approval of the proposed increase in Solid Waste Disposal and Recycling rates and fees for residential and commercial accounts, effective January 1, 2026.

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. The Residential and Commercial Solid Waste Disposal Organics and Recycling Rates set forth in Exhibit "A" of the Agreement attached to this Resolution and incorporated by this reference, will supersede all prior rates and fees for services as set forth in Exhibit "A".
3. The Residential and Commercial Solid Waste Disposal organics and Recycling Rates set forth in Exhibit "A" will be effective for all changes on or after January 1, 2026, unless otherwise specified in writing.



September 30, 2025

Ms. Kim Silva
Utility Environmental Programs Manager – City of Escondido
201 N. Broadway
Escondido, CA 92025

RE: Solid Waste & Recycling Service Fees for CY 2026

Dear Kim:

Family owned and operated Escondido Disposal Inc (EDI) is honored to serve the City of Escondido and fully committed to providing superior customer service to the community.

While rate adjustments are never desired, they are necessary to ensure a continued reinvestment in personnel, equipment, facilities, and quality of service. Consistent with the Solid Waste Franchise Agreement between EDI and the City, annual rate adjustments are allowable based on year over year changes in the San Diego-Carlsbad Consumer Price Index (CPI).

As the attached demonstrates, the most recent year over year change in the relevant CPI was 3.8341%. As part of the five-year Proposition 218 process conducted in 2024, the City also proposed increasing Franchise Fees one half percent each year of the notice period.

The combined effect of these two elements is that, effective January 1, 2026, the proposed residential rate for basic service would be adjusted \$1.35 per month and for basic 3 cubic yard trash service would be adjusted \$6.18 per month. Attached please find a detailed rate sheet reflecting the effect of these changes.

Please review the attached information and call me with any questions. Thank you for your consideration of this information.

Sincerely,

Matthew Cleary
General Manager

Attachments

“We’ll Take Care of It”

1021 W. Mission Ave. • Escondido, California 92025
(760) 745-3203 • Fax: (760) 745-9740 • escondidodisposal.com • Printed on Recycled Paper

City of Escondido Residential Rates Effective 1/1/26

Last 12 month period for which statistics are available is the first half of 2024 compared to the first half of 2025 in the San Diego area

All Urban Consumers (all items), base period of 1982-84 = 100

Current CPI	385.211 (first half of 2025)
Previous CPI	370.987 (first half of 2024)
Change	14.224 points

CPI Percentage change 3.8341%

BASIC RESIDENTIAL RATE

	Current Per Month	Proposed 1/1/2026		
Base Rate including organics	\$ 26.27	\$ 27.28	1.01	
Franchise Fee 13.5%	\$ 4.10	4.44	Increases to:	14.00%
AB939	\$ 0.63	0.63		
HHW	\$ 0.52	0.52		
Total Rate - Residential Service	\$ 31.52	\$ 32.87	\$ 1.35	

MISCELLANEOUS

	Current Per Month	Proposed 1/1/2026	
Bulk item	\$ 16.00	\$ 16.71	per item
Tires (under 17") Rim Diam.	\$ 4.78	\$ 4.99	/each
(17" - 23") Rim Diam.	\$ 19.22	\$ 20.07	/each
(Over 23") Rim Diam.	\$ 319.88	\$ 334.06	/each
Refrigerator, freezer, air conditioner	\$ 64.01	\$ 66.85	/each
Bags (under 25 lbs.)	\$ 1.62	\$ 1.69	/each

MOBILE HOME CURB SERVICE RATE

Service	\$ 27.48	\$ 28.70	Per month
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ADDITIONAL CART

Trash	\$ 5.60	\$ 5.85	Per additional cart (3 month minimum)
Recycling	\$ -	\$ -	Per additional cart

AUTOMATED OVERAGE CHARGES

	\$ 16.00	\$ 16.71	Trip charge
	\$ 1.63	\$ 1.70	Per bag

GREEN WASTE CART RENTAL	\$ 4.34	\$ 4.53	additional 4th cart and above
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City of Escondido
Commercial Rates Effective 1/1/26

CONSUMER PRICE INDEX CALCULATION

Last 12 month period for which statistics are available is the first half of 2024 compared to the first half of 2025 in the San Diego area

All Urban Consumers (all items), base period of 1982-84 = 100

Current CPI	385.211 (first half of 2025)
Previous CPI	370.987 (first half of 2024)
Change	14.224 points

Percentage change	<u><u>3.8341%</u></u>
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BASIC COMMERCIAL RATE

	Current 1/1/2025	Proposed 1/1/2026	
3yard 1/week	\$ 120.38	\$ 125.00	
Franchise Fee 13.5%	\$ 18.79	\$ 20.35	Increases from 13.5% to 14%
AB939	\$ 1.72	\$ 1.72	
HHW	\$ 0.52	\$ 0.52	
Total	\$ 141.41	\$ 147.59	-

PERMANENT BINS

<u>BIN SIZE</u>	<u>Frequency</u>					
	<u>1 x WK</u>	<u>2 x WK</u>	<u>3 x WK</u>	<u>4 x WK</u>	<u>5 x WK</u>	<u>6 x WK</u>
1 1/2 YARD	\$ 99.60	\$ 167.63	\$ 235.72	\$ 303.80	\$ 371.87	\$ 439.99
3 YARD	\$ 147.59	\$ 258.54	\$ 369.51	\$ 480.43	\$ 591.35	\$ 702.25
4 YARD	\$ 192.82	\$ 342.98	\$ 493.21	\$ 643.43	\$ 793.57	\$ 943.77

EXTRA DUMP CHARGES FOR PERMANENT BINS

	<u>1 1/2 YARD</u>	<u>3 YARD</u>	<u>4 YARD</u>
Per Bin Dump	\$ 28.90	\$ 42.73	\$ 53.51

T-BINS

Customer is allowed to keep bin for 1 week

\$ 131.09	\$ 157.27
-----------	-----------

GREENS T-BIN

\$ 116.91	\$ 144.69
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CONSTRUCTION BINS

<u>BIN SIZE</u>	<u>1 x WK</u>	<u>2 x WK</u>	<u>3 x WK</u>	<u>4 x WK</u>	<u>5 x WK</u>
1 1/2 YARD	\$ 144.54	\$ 227.96	\$ 311.40	\$ 394.84	\$ 478.27
3 YARD	\$ 204.75	\$ 371.65	\$ 538.63	\$ 705.50	\$ 872.43
4 YARD	\$ 234.26	\$ 456.85	\$ 679.34	\$ 901.94	\$ 1,124.49

NOTE: ALL CONSTRUCTION BINS HAVE A ONE TIME DELIVERY FEE OF: \$ 48.85

City of Escondido

Commercial Rates Effective 1/1/26

EXTRA DUMP CHARGES FOR CONSTRUCTION BINS

	<u>1 1/2 YARD</u>	<u>3 YARD</u>	<u>4 YARD</u>
Per Bin Dump	\$ 37.70	\$ 48.63	\$ 62.33

OFF-RD BINS

<u>BIN SIZE</u>	<u>1 x WK</u>	<u>2 x WK</u>	<u>3 x WK</u>	<u>4 x WK</u>	<u>5 x WK</u>
1 1/2 YARD	\$ 175.68	\$ 336.35	\$ 497.00	\$ 657.71	\$ 818.37
3 YARD	\$ 202.48	\$ 389.91	\$ 577.37	\$ 764.81	\$ 952.26
4 YARD	\$ 220.31	\$ 425.67	\$ 631.00	\$ 836.40	\$ 1,041.73

NOTE: ALL OFF ROAD BINS HAVE A ONE TIME DELIVERY FEE OF: \$ 48.85

EXTRA DUMP CHARGES FOR OFF ROAD BINS

	<u>1 1/2 YARD</u>	<u>3 YARD</u>	<u>4 YARD</u>
	\$ 37.70	\$ 51.30	\$ 62.34

MATRIX FOR 3 YARD AND 4 YARD BINS

3 YARD BINS

<u># OF BINS</u>	<u>Frequency</u>					
	<u>1 x WK</u>	<u>2 x WK</u>	<u>3 x WK</u>	<u>4 x WK</u>	<u>5 x WK</u>	<u>6 x WK</u>
1	\$ 147.59	\$ 258.54	\$ 369.51	\$ 480.43	\$ 591.35	\$ 702.25
2	\$ 295.18	\$ 517.08	\$ 739.02	\$ 960.86	\$ 1,182.70	\$ 1,404.50
3	\$ 442.77	\$ 775.62	\$ 1,108.53	\$ 1,441.29	\$ 1,774.05	\$ 2,106.75
4	\$ 590.36	\$ 1,034.16	\$ 1,478.04	\$ 1,921.72	\$ 2,365.40	\$ 2,809.00
5	\$ 737.95	\$ 1,292.70	\$ 1,847.55	\$ 2,402.15	\$ 2,956.75	\$ 3,511.25
6	\$ 885.54	\$ 1,551.24	\$ 2,217.06	\$ 2,882.58	\$ 3,548.10	\$ 4,213.50
7	\$ 1,033.13	\$ 1,809.78	\$ 2,586.57	\$ 3,363.01	\$ 4,139.45	\$ 4,915.75
8	\$ 1,180.72	\$ 2,068.32	\$ 2,956.08	\$ 3,843.44	\$ 4,730.80	\$ 5,618.00
9	\$ 1,328.31	\$ 2,326.86	\$ 3,325.59	\$ 4,323.87	\$ 5,322.15	\$ 6,320.25
10	\$ 1,475.90	\$ 2,585.40	\$ 3,695.10	\$ 4,804.30	\$ 5,913.50	\$ 7,022.50

4 YARD BINS

<u># OF BINS</u>	<u>Frequency</u>					
	<u>1 x WK</u>	<u>2 x WK</u>	<u>3 x WK</u>	<u>4 x WK</u>	<u>5 x WK</u>	<u>6 x WK</u>
1	\$ 192.82	\$ 342.98	\$ 493.21	\$ 643.43	\$ 793.57	\$ 943.77
2	\$ 385.64	\$ 685.96	\$ 986.42	\$ 1,286.86	\$ 1,587.14	\$ 1,887.54
3	\$ 578.46	\$ 1,028.94	\$ 1,479.63	\$ 1,930.29	\$ 2,380.71	\$ 2,831.31
4	\$ 771.28	\$ 1,371.92	\$ 1,972.84	\$ 2,573.72	\$ 3,174.28	\$ 3,775.08
5	\$ 964.10	\$ 1,714.90	\$ 2,466.05	\$ 3,217.15	\$ 3,967.85	\$ 4,718.85
6	\$ 1,156.92	\$ 2,057.88	\$ 2,959.26	\$ 3,860.58	\$ 4,761.42	\$ 5,662.62
7	\$ 1,349.74	\$ 2,400.86	\$ 3,452.47	\$ 4,504.01	\$ 5,554.99	\$ 6,606.39
8	\$ 1,542.56	\$ 2,743.84	\$ 3,945.68	\$ 5,147.44	\$ 6,348.56	\$ 7,550.16
9	\$ 1,735.38	\$ 3,086.82	\$ 4,438.89	\$ 5,790.87	\$ 7,142.13	\$ 8,493.93
10	\$ 1,928.20	\$ 3,429.80	\$ 4,932.10	\$ 6,434.30	\$ 7,935.70	\$ 9,437.70

Multi- Family Recycling Fee per month per dwelling unit \$ 1.39

City of Escondido
Commercial Rates Effective 1/1/26
COMPACTOR / DOB RATES

COMPACTORS:

"C"	\$	305.97	\$	67.34	Per Ton Landfill fees
"D"	\$	312.31	\$	67.34	Per Ton Landfill fees
"F"	\$	327.19	\$	67.34	Per Ton Landfill fees
"P"	\$	276.16	\$	67.34	Per Ton Landfill fees

<u>DOB'S</u>	<u>Haul</u>	<u>Disposal (6 tons)</u>	<u>Sub-total</u>	<u>Del Charge</u>	<u>Total</u>
14 YARD (8' X 16' X 3')	\$ 317.38	\$ 404.03	\$ 721.41	\$ 74.56	\$ 795.97
25 YARD (8' X 18' X 5')	\$ 317.38	\$ 404.03	\$ 721.41	\$ 74.56	\$ 795.97
38 YARD (8' X 22' X 6')	\$ 317.38	\$ 404.03	\$ 721.41	\$ 74.56	\$ 795.97
			\$ -		\$ -
<u>GREENS DOB:</u>	\$ 343.70	\$ 295.84	\$ 639.54	\$ 82.85	\$ 722.39
<u>C&D DOB</u>	\$ 317.38	+ Tip Fee		\$ 74.56	
<u>SCRAP METAL DOB</u>	\$ 341.06	\$ 189.70	\$ 530.76	\$ 82.85	\$ 613.61
<u>CARDBOARD DOB</u>	\$ 341.06	\$ -	\$ 341.06	\$ 82.85	\$ 423.91

STEAM CLEAN:	\$ 48.14	Per hour
UNABLE TO SERVICE:	\$ 114.14	
STANDBY TIME:	\$ 4.47	Per minute
DOB DEL. CHARGE:	\$ 74.91	(One time charge)
Container Rental	\$ 5.35	Per day starting with the 8th day (temporary boxes)
	\$ 5.32	Per day starting with the 13th day (permanent boxes 3 months or more)

DOB - MANIFESTED WASTE:

	<u>Haul</u>	<u>Disposal (6 tons)</u>	<u>Sub-total</u>	<u>Del Charge</u>	<u>Total</u>
14 YARD (8' X 16' X 3')	\$ 317.38	\$ 550.38	\$ 867.76	\$ 74.91	\$ 942.67
25 YARD (8' X 18' X 5')	\$ 317.38	\$ 550.38	\$ 867.76	\$ 74.91	\$ 942.67
38 YARD (8' X 22' X 6')	\$ 317.38	\$ 550.38	\$ 867.76	\$ 74.91	\$ 942.67
MANIFEST FEE:			\$ 85.69		
SPECIAL HANDLING:			\$ 85.69		
PORTAL TO PORTAL CHARGE:			\$ 166.53	Per hour	

RECYCLE BIN RATES

	<u>1 x WK</u>	<u>2 x WK</u>	<u>3 x WK</u>	<u>4 x WK</u>	<u>5 x WK</u>
1 1/2 YARD	\$ 61.39	\$ 127.21	\$ 192.96	\$ 258.76	\$ 324.53
3 YARD	\$ 76.76	\$ 142.53	\$ 208.31	\$ 274.14	\$ 339.93
4 YARD	\$ 98.65	\$ 164.49	\$ 230.28	\$ 296.06	\$ 361.86

City of Escondido

Commercial Rates Effective 1/1/26

EXTRA DUMP CHARGES FOR OFF-ROAD RECYCLING BINS

<u>1 1/2 YARD</u>	<u>3 YARD</u>	<u>4 YARD</u>
\$ 30.69	\$ 45.47	\$ 56.84

<u>95 GALS</u>	<u>Commercial Recycling Carts</u>	<u>SERVICE</u>	<u>RATE/MO OR FEE</u>	
950T	Extra Dump		\$ 12.05	Fee
950N	Newspaper	1 X WK	\$ 27.43	Per month
950G	Glass	1 X WK	\$ 27.43	Per month
950P	Plastic & Aluminum	1 X WK	\$ 27.43	Per month
950GR	Green Waste	1 X WK	\$ 4.68	Per month Per Cart

COMPACTOR BIN FORMULA

Less bin rental	\$ 714.15 - \$18 =	\$ 696.15
Divide by 4.333 weeks	\$ 696.15 / 4.333 =	\$ 160.66
Divide by # of days pick up	\$ 160.66 / 6 =	\$ 26.78
Multiply by 3 to 1 ratio	\$ 26.78 x 3 =	\$ 80.34
Multiply by # of days pick up	\$ 80.34 x 6 =	\$ 482.04
Multiply by 52 weeks	\$ 482.04 x 52 =	\$ 25,066.08
Divide by 12 months	\$ 25,066.08 / 12 =	\$ 2,088.84

COMPACTOR PER DUMP FORMULA

FOR EXTRA DUMPS

Rate less bin rental	\$ 151.16 - \$18 =	\$ 133.16
Divide by 4.333	\$ 133.16 / 4.333	\$ 30.73
Multiply by 3 to 1 ratio	\$ 30.73 x 3 =	\$ 92.19
Add'l overhead labor cost		\$ 32.31
Total per dump		<u>\$ 124.50</u>

<u>COMPACTOR BOX RENTAL</u>	Large Compactors	\$ 199.90 Per month
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ROLL OUT FEE SCHEDULE:

ANYTHING UNDER 25 FEET IS FREE; OVER IS \$.06 PER FOOT
i.e. Roll out 100 ft @ 2/Week is figured as follows:

100 ft - 25 ft = 75 ft x 2 (number of days dumped per week) = 150 x \$.05516681 (per foot charge)
\$8.28 (weekly charge) x 52 (weeks per year) = \$43.56 (yearly charge / 12 (months per year)
\$35.10 (monthly charge) then add to regular charges.
Minimum charge is \$1.01per month.

Per Foot Charge		\$ 0.07
Days Dumped Per Week (2)	100 ft - 25 ft = 75 ft x 2	150 feet
Weekly Charge	Weekly Charge	\$ 10.97
Annual Charge	\$ 10.97 x 52 =	\$ 570.44
Monthly Charge for Roll-Out 2X week	\$ 570.44 / 12 =	\$ 47.54

City of Escondido

Commercial Rates Effective 1/1/26

MISCELLANEOUS COMMERCIAL FEES

Locking Lids	\$	8.71	Per Month
Balanced Lids	\$	10.44	Per Month
Enclosure Cleaning	\$	78.49	Minimum-subject to estimate
Brakes	\$	87.19	1 time charge
Bar Locks	\$	52.93	1 time charge
Extra Keys	\$	2.61	each
Locks	\$	27.03	each
Lock & Unlock Charge (Barlock Bins)	\$	1.73	for each lock/unlock (x per wk service)

Commercial Commingled Organics

Bins & Carts

1st Bin Size	Frequency			Extra Pickup
	<u>1</u>	<u>2</u>	<u>3</u>	
Cart (65 gl)	\$ 120.82	\$ 241.63	\$ 362.44	\$ 48.33
Cart (96 gl)	\$ 136.25	\$ 272.50	\$ 408.78	\$ 54.50
1.5 CY	\$ 220.99	\$ 441.96	\$ 662.93	\$ 88.39

Each Additional Bin Size	Frequency		
	<u>1</u>	<u>2</u>	<u>3</u>
Cart (65 gl)	\$ 114.79	\$ 229.55	\$ 344.30
Cart (96 gl)	\$ 129.42	\$ 258.88	\$ 388.32
1.5 CY	\$ 209.91	\$ 419.88	\$ 629.82

Consumer Price Index for All Urban Consumers (CPI-U)
Original Data Value

Series Id: CUURS49ESA0
Not Seasonally Adjusted
Series Title: All items in San Diego-Carlsbad, CA, all
Area: San Diego-Carlsbad, CA
Item: All items
Base Period: 1982-84=100
Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015													269.436	267.346	271.526
2016													274.732	272.628	276.837
2017											285.961		283.012	281.561	284.464
2018	288.331		290.810		289.243		295.185		295.883		293.858		292.547	290.076	295.018
2019	295.761		297.226		300.303		299.333		301.033		301.520		299.433	298.147	300.718
2020	302.564		302.589		301.317		305.611		304.443		306.334		303.932	302.040	305.823
2021	307.688		315.035		317.141		323.906		324.138		326.422		319.761	314.282	325.241
2022	332.990		339.852		343.502		347.462		350.721		348.145		344.416	339.886	348.945
2023	354.453		358.026		361.339		362.412		367.185		366.343		362.022	358.515	365.529
2024	367.917		370.858		372.858		375.072		376.221		375.860		373.321	370.987	375.656
2025	381.952		384.880		387.006		390.179							385.211	
														<u>14.224</u>	
														<u>3.8341%</u>	<u>eff 1/1/26</u>
													CPI % Change		

KEY-

CONSENT CALENDAR CURRENT BUSINESS

PUBLIC HEARING WORKSHOP PROCLAMATION

Item10.



CITY of ESCONDIDO

FUTURE AGENDA

11/12/2025

PRESENTATION: LIBRARY FOUNDATION CHECK PRESENTATION

CONSENT CALENDAR - (D. SHULTZ) - TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2025

CONSENT CALENDAR - (C. MCKINNEY) - BID AWARD FOR THE CLEAN CA ENTRY MONUMENT SIGN PROJECT

CONSENT CALENDAR - (C. MCKINNEY) - BID AWARD FOR THE STORM DRAIN PIPE LINING AND REHABILITATION PROJECT PHASE IV

CONSENT CALENDAR - (C. MCKINNEY) - APPROVE BUDGET ADJUSTMENT, AWARD PUBLIC IMPROVEMENT AGREEMENT FOR CONSTRUCTION OF FENCING ALONG THE ESCONDIDO CREEK TRAIL FROM HARMONY GROVE ROAD TO WINDSOR PLACE, AND APPROVE AMENDMENT TO JPW AGREEMENT

CONSENT CALENDAR - (J. GOULART) - ALLOCATION OF LIBRARY TRUST FUNDS - Request the City Council approve the allocation of \$60,170.25 in Library Trust Funds for use toward the unfunded items on the second floor as a part of the Library Infrastructure Project PHASE IV

CONSENT CALENDAR - (J. GOULART) - ACCEPTANCE OF LIBRARY FOUNDATION DONATION - It is requested that the City Council accept a donation from the Library Foundation in support of the Library Infrastructure Project.

PUBLIC HEARING - (C. MCKINNEY) - PL23-0129 - ISKCON OF ESCONDIDO KRISHNA TEMPLE AND RESIDENTIAL SUBDIVISION

11/19/2025 - NO MEETING

11/26/2025 - NO MEETING