



CITY *of* ESCONDIDO

PLANNING COMMISSION AGENDA

April 11, 2023 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Katharine Barba

VICE CHAIR

Rick Paul

COMMISSIONERS

David Barber

Dao Doan

Carrie Mecaro

Barry Speer

Stan Weiler

MINUTES CLERK

Kimberlianne Miller

HOW TO WATCH

The City of Escondido provides one way to watch the Planning Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY *of* ESCONDIDO

PLANNING COMMISSION AGENDA

TUESDAY, APRIL 11, 2023

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES:

1. **March 28, 2023**

WRITTEN COMMUNICATIONS:

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

ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS:

Please limit your testimony to three minutes

2. **PL23-0116: GRAPE DAY PARK MASTER PLAN**

REQUEST: The Grape Day Park Master Plan outlines the City's vision for Grape Day Park and serves as the regulatory framework for future park improvements. The Plan was originally developed in 2015, and has been updated to reflect the community's needs based on information provided as part of the City's outreach efforts. The new Master Plan identifies a number of recommended improvements to the Park, and includes other improvements that have been installed since the prior plan was approved. Proposed features identified on the plan include improved gateway entrances, enhanced access to Maple Street Plaza, embellished decorative fencing, a tot-lot, picnic areas, sports courts, an aquatics facility, a new restroom building, lighting, new walkways, pads for food trucks, and stage areas by the train depot and Great Green. Additional improvements shown in the Plan which have already been installed include a class 1 bike lane, an agricultural-themed playground, a dry stream bed with bridges, a bicycle and



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TUESDAY, APRIL 11, 2023

pedestrian bridge, a pedestrian crossing with traffic signal, and decorative wrought iron fencing around the History Center complex.

PROPERTY SIZE AND LOCATION: The project site (Grape Day Park) is approximately 30.4 acres in size and is located at 321 N. Broadway and 131 Woodward Avenue.

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301, 15302, and 15303.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: May 17, 2023

CURRENT BUSINESS:

3. GENERAL PLAN ANNUAL PROGRESS REPORT (PL23-0027)

REQUEST: Receive and file the General Plan Annual Progress Report for the 2022 calendar year, including the Housing Element Annual Progress Report and Climate Action Annual Monitoring Report.

PROPERTY SIZE AND LOCATION: CityWide

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15378(b)(5).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Receive and File

COMMISSION ACTION:

COUNCIL HEARING DATE: Presented on March 22, 2023

FUTURE AGENDA ITEMS:

4. FUTURE AGENDA



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ORAL COMMUNICATIONS:

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PLANNING COMMISSIONERS:

CITY PLANNER'S REPORT:

5. Upcoming Agenda Items

ADJOURNMENT



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TUESDAY, APRIL 11, 2023

HOW TO PARTICIPATE

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

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

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





CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

March 28, 2023 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

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CHAIR

Katharine Barba

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David Barber

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Barry Speer

Stan Weiler

MINUTES CLERK

Kimberlianne Miller

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201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 28, 2023

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Stan Weiler

ROLL CALL:

Commissioners Present: Rick Paul, Vice-Chair; David Barber, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner

Commissioners Absent: Katharine Barba, Chair; and Dao Doan, Commissioner

City Staff Present: Andrew Firestone, Director of Development Services; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Jay Paul, Senior Planner; and Kimberlianne Miller, Minutes Clerk

APPROVAL OF MINUTES: March 14, 2023

Motion carried 3-0 to approve

Ayes: Paul, Weiler, Barber

Abstained: Mecaro, Speer

Absent: Barba, Doan

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. MASTER PLAN MODIFICATION, PRECISE PLAN AND CONDITIONAL USE PERMIT - PL22-0512

REQUEST: The Project includes a modification to the Montiel Road Master Development Plan to allow construction services and outdoor storage, including fleet and construction equipment storage as a conditionally permitted use. The request also includes a Precise Development Plan for the remodel of the exterior and interior of the existing 1,595 square foot building and proposed 3,965 square foot building additions, site improvements and landscaping. A Conditional Use Permit also is requested to allow the proposed use in conformance with the requested Master Plan modification.

PROPERTY SIZE AND LOCATION: The 1.3-acre project site is located on the south side of Montiel Road, north of State Route 78, west of Interstate 15, address at 1359 Montiel Road (APN 228-290-54-00).



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ENVIRONMENTAL STATUS: The Project qualifies for an exemption under CEQA Guidelines section 15301 (Existing Facilities) and section 15332 (In-fill Development Projects).

APPLICANT: West Coast Arborists

STAFF RECOMMENDATION: Approval

PUBLIC COMMENTS:

Mike Palat, Vice President of West Coast Arborists, provided a brief history of the company and expressed positive comments about the project.

COMMISSION DISCUSSION:

Commissioners discussed the landscaping requirements for the project.

COMMISSION ACTION:

Motion: Paul

Second: Weiler

Approved: 5-0 (Barba and Doan - Absent) with the addition of the condition requiring boom trucks to be stored in the lowered position and without flags, advertising, or banners and removal of the conditions for landscaping on the west boundary below the gate and removing the requirement for landscaping along the arc of the 78 corridor.

PROJECTED COUNCIL HEARING DATE: April 19, 2023

FUTURE AGENDA ITEMS:

3. FUTURE AGENDA

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS

Commissioner Barber mentioned the San Diego State University's basketball team competing at the national championship.

CITY PLANNER'S REPORT:



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PLANNING COMMISSION MINUTES

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Development Services Director, Andrew Firestone, noted that there is a City Planner's report in the packet from City Planner, Adam Finestone, that was provided to the Commissioners.

ADJOURNMENT

Motion by Commissioner Barber and seconded by Commissioner Speer to adjourn the meeting at 7:41 p.m.

Adam Finestone, Secretary to the Escondido
Planning Commission

Kimberlianne Miller, Minutes Clerk

DRAFT

PLANNING COMMISSION

Agenda Item No.: 2
Date: April 11, 2023

PROJECT NUMBER / NAME: PL23-0116 / Grape Day Park Master Plan

REQUEST: The project is an update to a previously approved draft Master Plan for Grape Day Park. The updated Master Plan would provide a framework to guide future improvements at the park.

LOCATION: Grape Day Park (321 N. Broadway)

APPLICANT: City of Escondido

APN / APNS: 229-352-12-00; 229-381-15-00;
229-372-20-00

PRIMARY REPRESENTATIVE:
Community Services Department

GENERAL PLAN / ZONING: SPA 9 (Downtown Specific Plan) / S-P (Specific Plan Area)

DISCRETIONARY ACTIONS REQUESTED: Master Plan Amendment

PREVIOUS ACTIONS: On February 4, 2015, City Council approved the conceptual Grape Day Park Master Plan.

PROJECT PLANNER: Adam Finestone, City Planner

CEQA RECOMMENDATION: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301, 15302, and 15303.

STAFF RECOMMENDATION: Recommend approval of Grape Day Park Master Plan to City Council.

REQUESTED ACTION: Adopt Planning Commission Resolution 2023-07

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

- Andrew Firestine, AICP, Director of Development Services
- Adam Finestone, AICP, City Planner

A. BACKGROUND:

Grape Day Park is located at 321 N. Broadway and lies within the downtown area of Escondido. It is bordered by City Hall, the California Center for the Arts, Escondido (CCAЕ) and the Escondido History Center. A Master Plan for Grape Day Park was developed in 2015 by RHA Landscape Architects and Katherine Padilla & Associates (KP&A) in partnership with the City of Escondido. This Master Plan included Grape Day Park as well as an alternative option for the James A. Stone swimming pool. The report further identified significant community outreach and concepts presented to the public.

The purpose of this Master Plan update is to make adjustments to the previously-approved Draft Master Plan developed in 2015 in response to feedback gathered from the community. As the oldest park within the City, Grape Day Park should represent the history and be an icon for the City. The vision of the master plan is to provide a cohesive and complete guiding document for future improvements and enhancements to Grape Day Park. This Master Plan defines an optimum park plan by considering existing site conditions, neighborhood context, guidance from professional staff and planning consultants, and Escondido’s General Plan, Downtown Specific Plan and other guiding documents. The Master Plan also includes designs responding to input gathered from neighbors and community members. The Master Plan considers these many contributing ideas to guide:

- Amenities, park layout and operational approach for active and passive recreation by persons all ages;
- Guidance for future design reflecting local historic character and artist community;
- Cost estimates for design and construction;
- Phasing of amenities if funding is limited.

B. SUMMARY OF REQUEST:

The Grape Day Park Master Plan outlines the City’s vision for Grape Day Park and serves as the regulatory framework for future park improvements. The Plan was originally developed in 2015, and has been updated to reflect the community’s needs based on information provided as part of the City’s outreach efforts. The Master Plan identifies a number of recommended improvements to the Park, and includes other improvements that have been installed since the prior plan was approved. Proposed features identified on the plan include improved gateway entrances, enhanced access to Maple Street Plaza, embellished decorative fencing, a tot-lot, picnic areas, sports courts, an aquatics facility, a new restroom building, lighting, new walkways, pads for food trucks, and stage areas by the train depot and Great Green. Additional improvements shown in the Plan which have already been installed include a class 1 bike lane, an agricultural-themed playground, a dry stream bed with bridges, a bicycle and pedestrian bridge, a pedestrian crossing with traffic signal, and decorative wrought iron fencing around the History Center complex.

See Attachment 2 for a list of changes between the 2015 and 2023 Master Plans.

C. PROJECT ANALYSIS:

1. General Plan Conformance:

There are two sections within the General Plan – Land Use and Community Form (Chapter II) and Community Health and Services (Chapter V) – that address goals for the parks within the City of Escondido and speak specifically to Grape Day Park. Grape Day Park is defined as a community park designed with features that serve all or portions of the community. The following goals for park development are outlined:

- Create a “sense of place” with interesting and aesthetic design;
- Enhance residents’ mental, physical and spiritual health;
- Improve social connections;
- Provide safe and accessible opportunities for community interaction;
- Respond to the needs of users in the immediate area.

The additional priority of expanding Grape Day Park north of Woodward Ave is identified. These priorities of addressing features that serve all or portions of the community are addressed in the Master Plan as a vision to be further developed as resources allow.

2. Specific Plan Conformance:

Grape Day Park is within the Park View District of the Downtown Specific Plan. The Park View District’s vision is to provide opportunities for creative, high-quality mix of office, general retail, and upscale residential uses. It is intended to provide future visual and physical links from Grape Day Park to the surrounding retail and residential areas. Grape Day Park is Escondido’s largest downtown recreational facility, as well as a central gathering place that hosts multiple events for the entire community. The Master Plan is an essential document to review the existing park, current uses, and provide recommendations for future development. The development of the Master Plan also includes links to greenways, boulevards, event locations, and transit routes, as well as amenities to increase community use and create a well-used space. The design encourages formal and informal use by maintaining a balance of programmed and flexible space.

3. Master Plan Layout:

The Master Plan is oriented showing Grape Day Park in the center bordered by the California Center for the Arts (CCA), Escondido to the southwest, Escondido City Hall to the southeast, and the Escondido Creek to the north. The new expanded pathway with food truck pads runs north to south, pickleball courts are located near the existing parking lot next to the CCA Theater, a children’s play area for 2-5 year olds is located to the north of the lawn area next to existing play equipment, and new gateways are shown at each of the main entry points. A colored site plan depicting the general location of the improvements is included as Attachment 3 to this report.

Project Name: Grape Day Park Master Plan
 Planning Commission Meeting
 Date: April 11, 2023

D. FISCAL ANALYSIS:

Funding for the Grape Day Park Master Plan was approved by City Council from the City's American Rescue Plan Act allocation.

E. ENVIRONMENTAL STATUS:

The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301, 15302, and 15303.

F. PUBLIC INPUT:

The objective of the Master Plan is to continue the previous planning effort and gather current community input to identify the priorities for the future of the park. To accomplish a full outreach effort, staff interviewed community leaders, facilitated workshops and focus groups, and performed a survey for the project. The following outreach activities were conducted:

- 5 focus groups
 - o Escondido Union High School District
 - o Charter Schools
 - o Economic Development - Tourism, Business, and Special Events
 - o Grape Day Park Experience - Arts, Culture, and History
 - o Aquatics Maintenance and Operations
- 9 stakeholder interviews
- 3 workshops
- SMS text-based survey

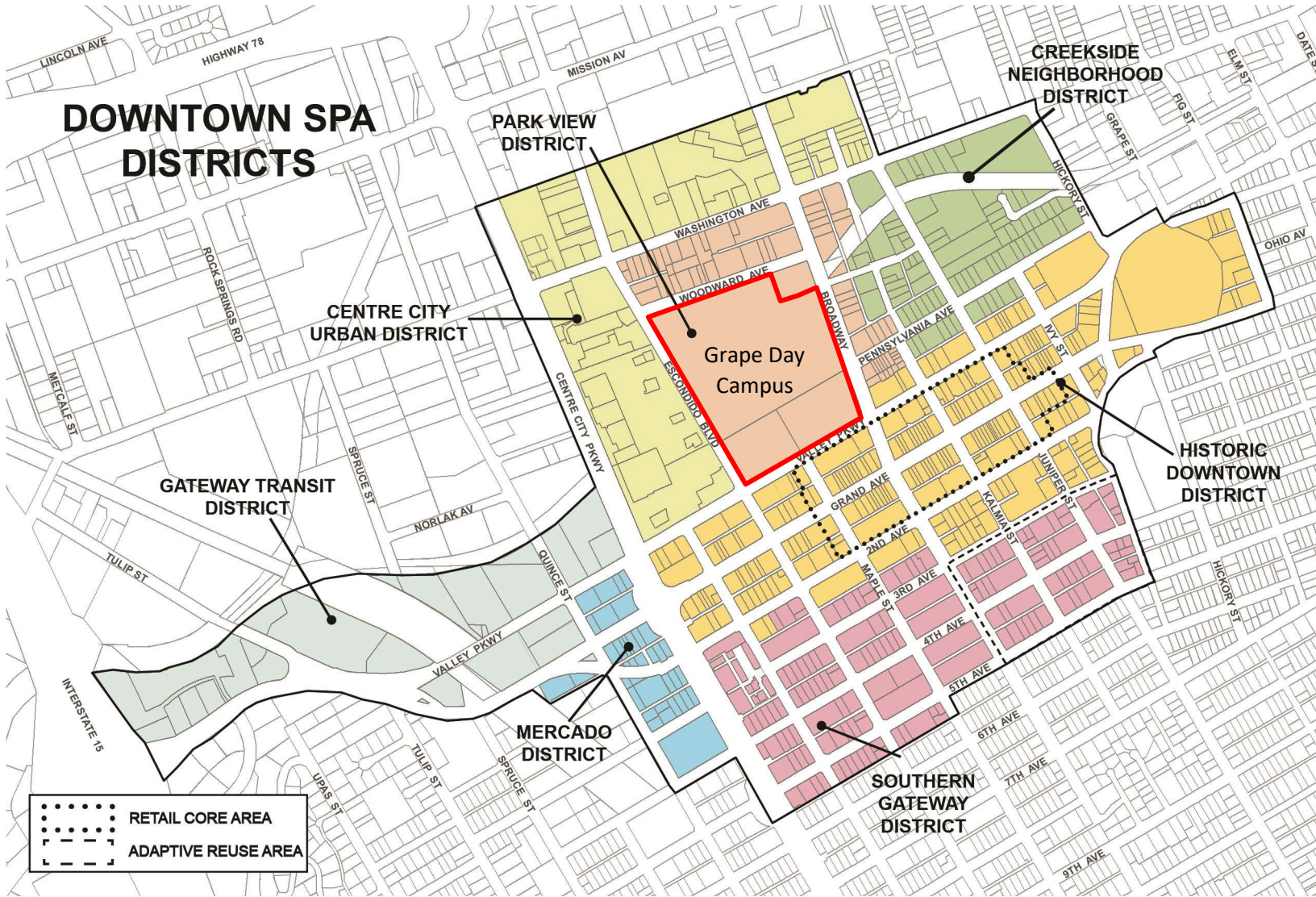
G. CONCLUSION AND RECOMMENDATION:

Staff has reviewed the Master Plan document and found it to be in conformance with both the General Plan and the Downtown Specific Plan and believe it appropriately implements the vision identified in those documents. Therefore staff recommends that Planning Commission adopt Resolution 2023-07 recommending approval of the Master Plan to the City Council.

ATTACHMENTS:

1. Location and General Plan Map
2. List of Grape Day Park Master Plan Changes
3. Grape Day Park Master Plan Depiction
4. Draft Planning Commission Resolution No. 2023- 07
 - a. Exhibit A – Grape Day Park Master Plan Report
 - b. Exhibit B – Findings of Fact
5. Notice of Exemption

DOWNTOWN SPA DISTRICTS



Changes from 2015 and 2023 Master Plans

New Elements Added to 2023 Master Plan

- Restroom facility location
- Meandering walk
- Food truck staging areas
- EV parking charging facilities
- Pathway lighting
- Concrete stage/event spaces near CCAE and train depot
- Aquatics facility expansion
- Decorative wrought iron fencing around Heritage Walk
- Heritage Walk entry monument
- ADA walk to Grape Day Park
- Tree grove
- Children's play area (2-5 yrs)
- Dry stream bed with bridges
- Bike lane (Class I)
- Bicycle and pedestrian bridge
- Pedestrian crossing with traffic signal

Items Removed from 2015 Master Plan

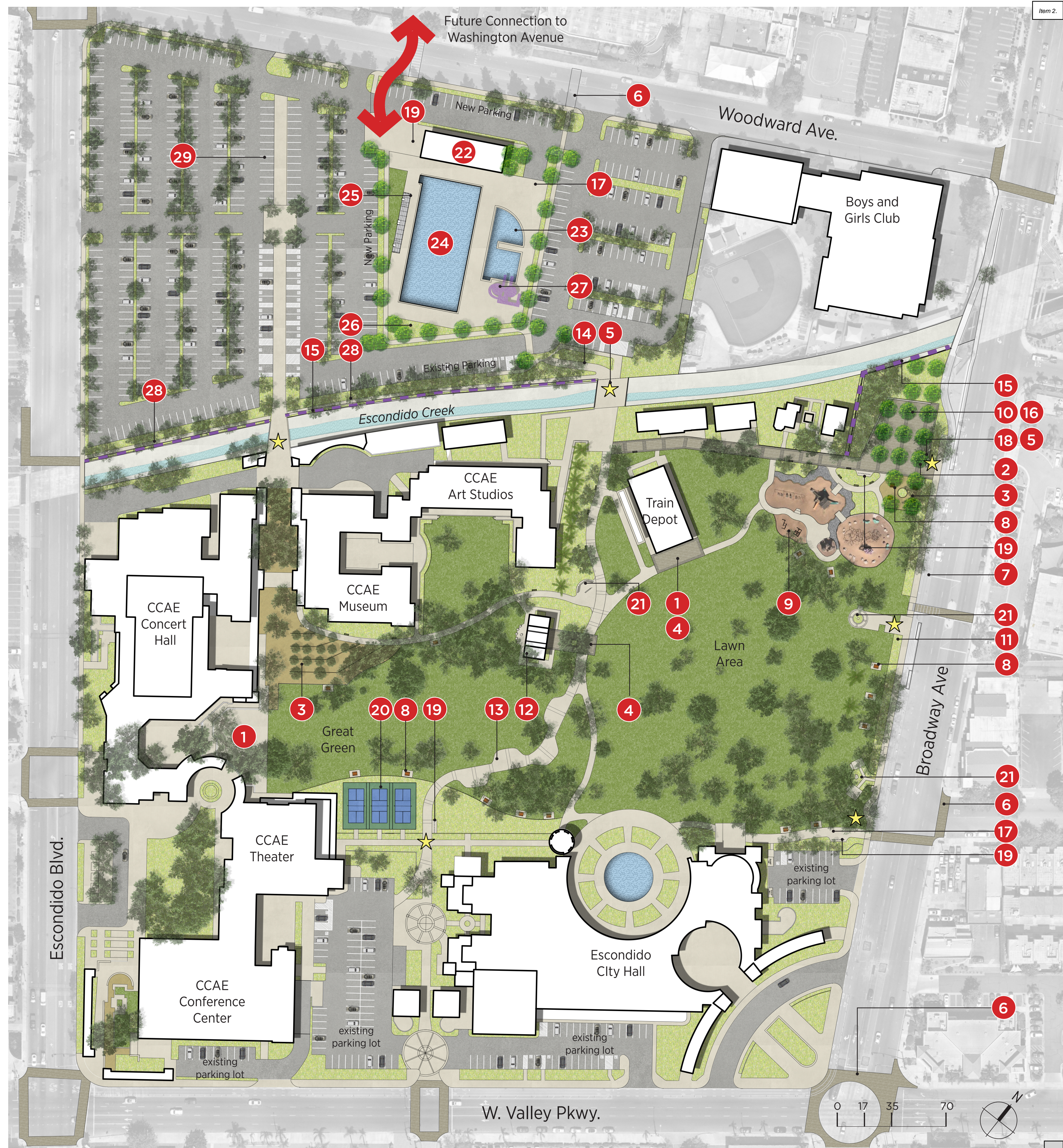
- Demonstration gardens
- Giant chess board
- Colored banners for CCAE buildings
- Splash pad
- Basketball court
- Horseshoe court
- Exercise/fitness station
- Interactive water fountain

Draft Grape Day Park Master Plan

LEGEND

- 1 Concrete Stage
- 2 Heritage Walk with Memorials
- 3 Decomposed Granite Paving
- 4 Pedestrian Walkwalks with Maple Street Paving Accents and Security Lighting
- 5 Gateway Entry
- 6 Traffic Calming Enhanced Street Paving
- 7 Existing Bicycle Lane (Class I)
- 8 Picnic Area
- 9 Children's Play Area (2-5yr)
- 10 Tree Grove
- 11 Buffer Landscape
- 12 Restroom Building
- 13 Food Truck Pads
- 14 ADA Walk to Grape Day Park
- 15 Embellished Decorative Fencing
- 16 Historic Plaza
- 17 Maintenance/Service Entry
- 18 Heritage Walk Entry Monument
- 19 Bicycle Parking
- 20 Sport Courts
- 21 Existing Memorials
- 22 Pool Building
- 23 Recreation Pool
- 24 Competiton Pool
- 25 Bleachers
- 26 Lawn "Zoo"
- 27 Slides (2)
- 28 "Creekwalk" Pathway
- 29 EV Parking

- Items not identified on plans:**
- Landscape and Irrigation Improvements
 - Drainage and Water Management
 - Improved Electrical Services
 - Improved Educational Signage



Planning Commission
Hearing Date: April 11, 2023

Effective Date: April 12, 2023

PLANNING COMMISSION RESOLUTION NO. 2023-07

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
RECOMMENDING THAT THE ESCONDIDO CITY
COUNCIL APPROVE THE GRAPE DAY PARK
MASTER PLAN UPDATE

APPLICANT: City of Escondido

CASE NO: PL23-0116

WHEREAS, City of Escondido (“Applicant”), filed a land use development application, Planning Case No. PL23-0116 (“Application”) constituting a request for updates to the previously approved Grape Day Park Master Plan to reflect the community’s needs based on information provided as part of the City’s outreach efforts, including both additions and deletions to the Master Plan, and to serve as the regulatory framework for future park improvements. Collectively, the updates to the Grape Day Park Master Plan constitute the “Project” and the “Master Plan Update” and are located at 321 N. Broadway (APNs 229-352-12-00; 229-381-15-00; 229-372-20-00), in the Downtown Specific Plan; and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and

the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, the Park View District of the Downtown Specific Plan permits parks and general recreation as a permitted use; and

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

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval Master Plan Update shown in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

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

WHEREAS, on April 11, 2023, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;

- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated April 11, 2023, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

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

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

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15301 (Existing Facilities); section 15302 (Replacement or Reconstruction); and section 15303 (New Construction or Conversion of Small Structures).
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determinations attached hereto as Exhibit "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 11th day of April, 2023, by the following vote, to wit:

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

KATHARINE BARBA, Chair
Escondido Planning Commission

ATTEST:

ADAM FINESTONE, Secretary of the
Escondido Planning Commission

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

Kimberlianne Miller, Minutes Clerk
Escondido Planning Commission

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

The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15301 (Existing Facilities). As a separate and independent basis, the Project is exempt pursuant to CEQA Guidelines 15302 (Replacement or Reconstruction. And as a separate and independent basis, the Project is exempt pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures).

GRAPE DAY PARK

PARK MASTER PLAN UPDATE



GRAPE DAY PARK

PARK MASTER PLAN UPDATE

PREPARED FOR
City of Escondido

PREPARED BY
LPA, Inc.

APRIL 5, 2023



ACKNOWLEDGEMENTS

CITY OF ESCONDIDO

Sean McGlynn, City Manager
Joanna Axelrod, Deputy City Manager/Director of Community Services
Danielle M. Lopez, Assistant Director of Community Services
Joe Goulart, Director of Public Works
Matthew Souttere, Associate Engineer
Teresa Collins, Deputy Director of Communications
Adam Finestone, City Planner
Adam Firestine, Development Services Director

DESIGN CONSULTING TEAM

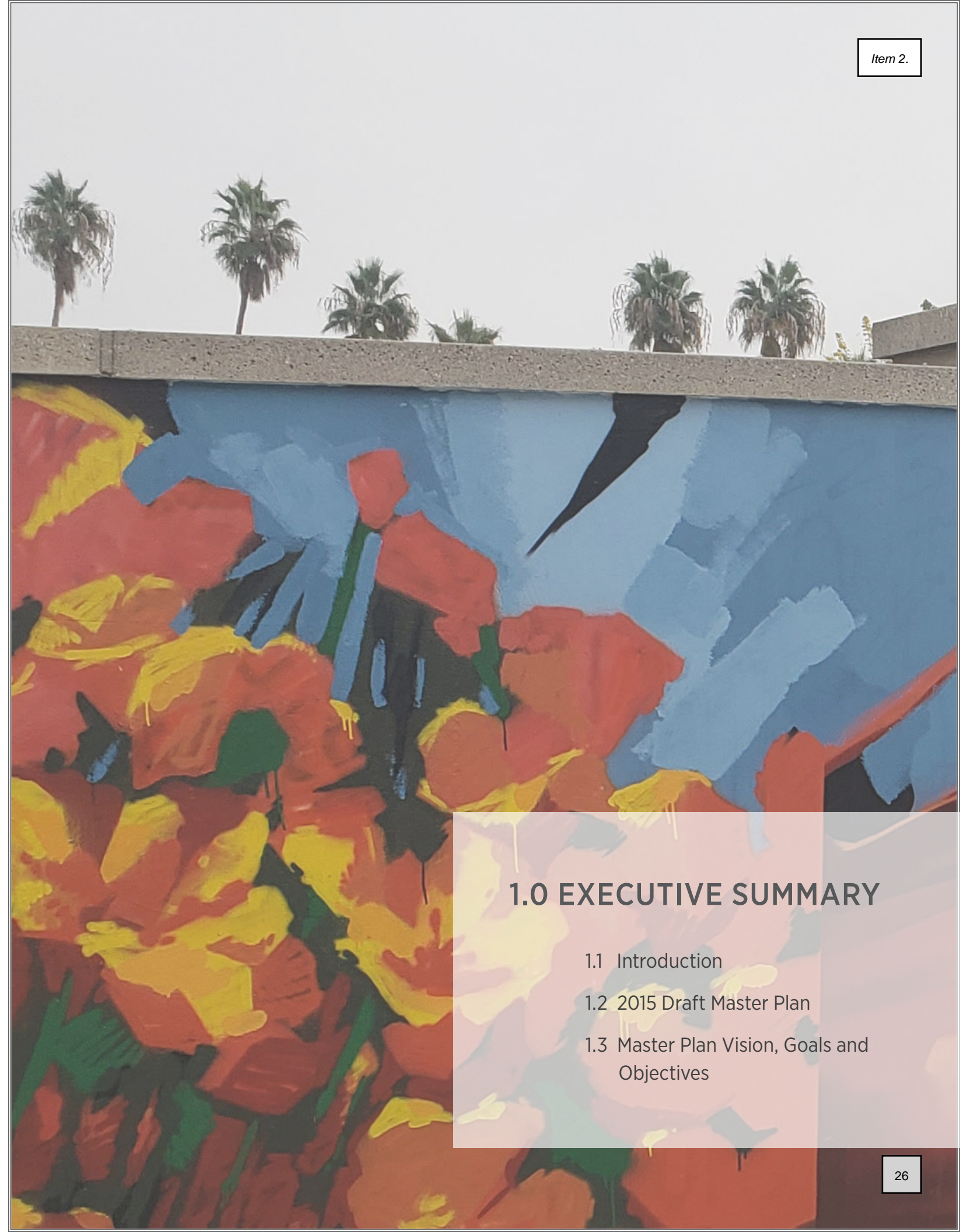
LPA, Inc.
Aquatic Design Group - Aquatic Consultant
FlashVote - Survey Scientist
HL Construction management - Cost Estimator

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1.0 EXECUTIVE SUMMARY

- 1.1 Introduction
- 1.2 2015 Draft Master Plan
- 1.3 Master Plan Vision, Goals and Objectives

REGIONAL CONTEXT MAP

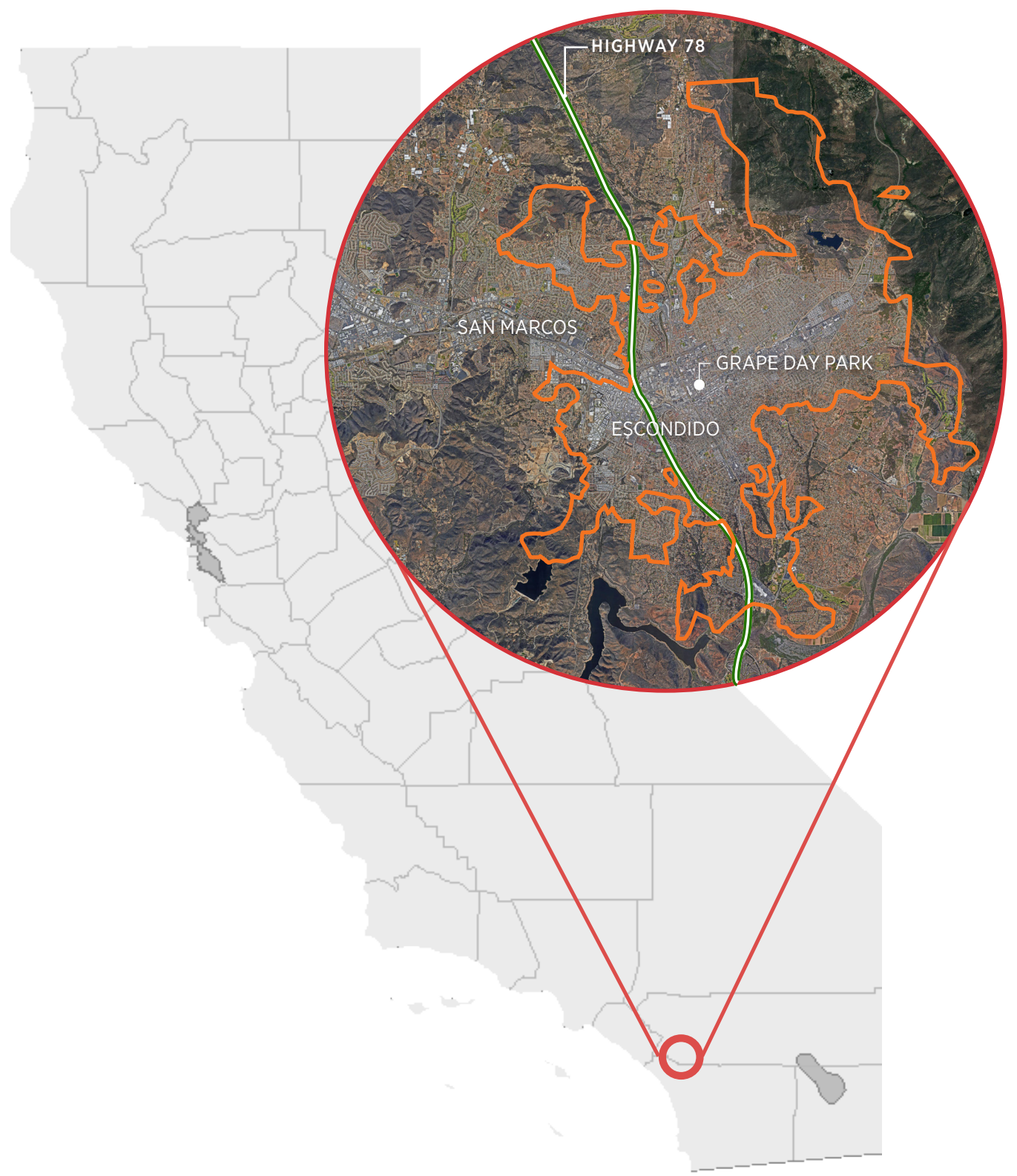


FIGURE 1 | REGIONAL CONTEXT MAP

1.0 | executive summary

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

In 2022, the City of Escondido commissioned an updated master plan for Grape Day Park, based on the 2015 draft master plan that was previously approved in concept. Funding was approved for a Master Plan Update and preliminary improvements through the federal American Rescue Plan Act (ARPA). The park’s 22 acres currently provide recreation opportunities to accommodate formal and informal use.

The City has prepared this Grape Day Park Master Plan Update to confirm the viability and programming of the draft master plan developed in 2015. This update will take precedence over the 2015 draft and will act as the guide for the design and construction of any future improvements made to Grape Day Park.

Grape Day Park is located at 321 N. Broadway and lies within the downtown area of Escondido. It is bordered by City Hall, the California Center for the Arts, Escondido (CCA) and the Escondido History Center.

1.2 2015 DRAFT MASTER PLAN

A master plan for Grape Day Park was developed in 2015 by RHA Landscape Architects and Katherine Padilla & Associates (KP&A), in partnership with the City of Escondido. This master plan included Grape Day Park as well as an alternative option for the James A. Stone Swimming Pool. The report highlighted significant community outreach and a variety of concepts presented to the public. The draft master plan can be reviewed in full in Appendix C.

1.3 MASTER PLAN VISION, GOALS AND OBJECTIVES

Purpose of the Master Plan:

The purpose of the Master Plan Update is to gather feedback from the community and adjust the draft master plan developed in 2015 to meet current needs. As the oldest downtown park within the City, Grape Day

Park should represent the City’s history and become an enhanced recreation opportunity for City residents.

Master Plan Vision:

To provide a cohesive and comprehensive guiding document for future developments and enhancements to Grape Day Park and the James A. Stone Swimming Pool.

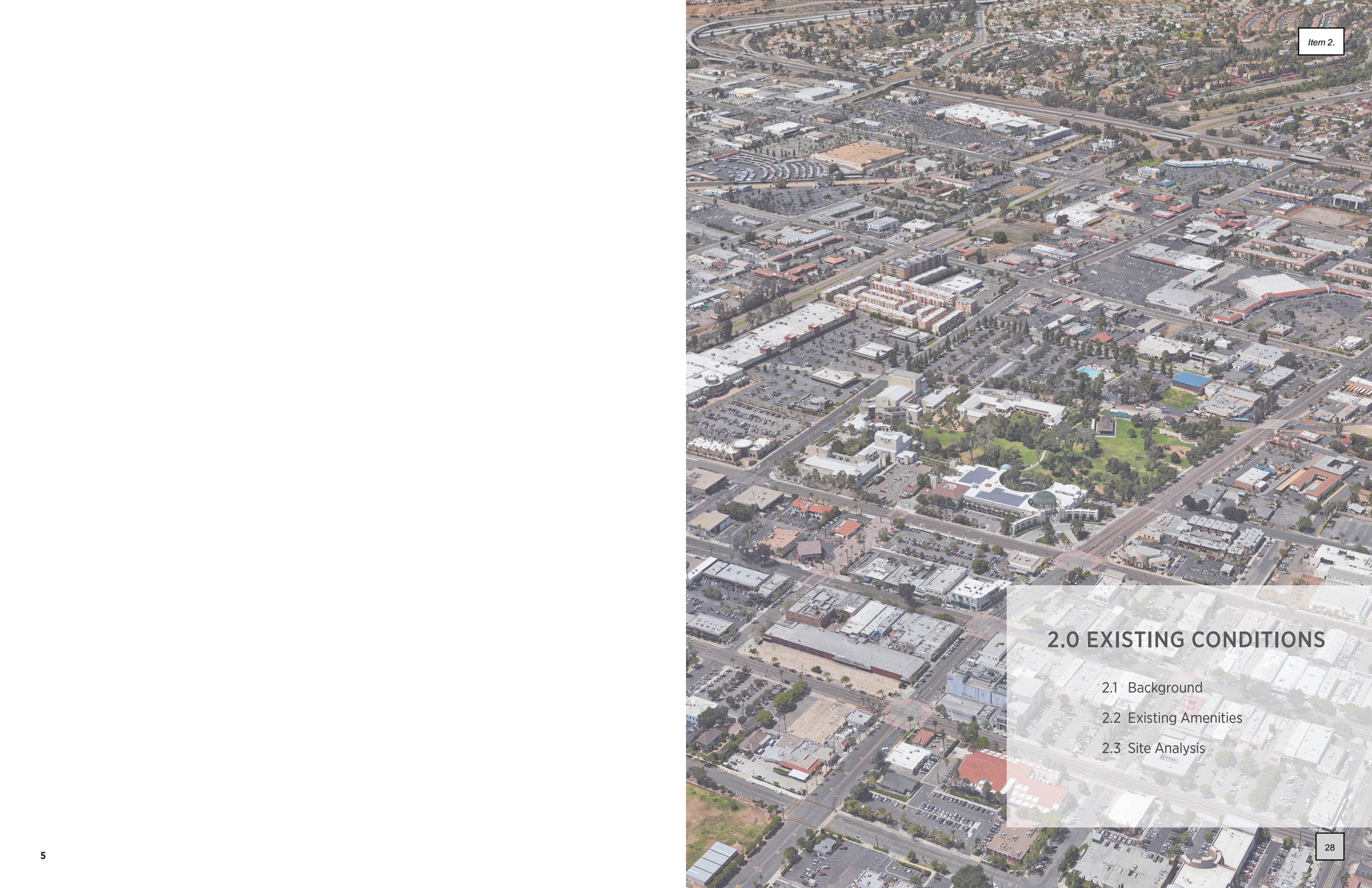
Goals of the Master Plan Update

- Connect with the community through various outreach methods to garner valuable feedback;
- Update the 2015 Grape Day Park Master Plan to meet the needs of the community and encourage connectivity between the park and aquatics facility;
- Provide guidance for connectivity to areas outside of Grape Day Park; and
- Provide plans for a new aquatic facility to meet the recreational and competitive needs of the community and comply with National Federation of State High School Associations (NFHS) standards.

Objectives:

This Master Plan Update defines an optimum park plan by considering existing site conditions, neighborhood context, and guidance from professional staff and planning consultants, as well as Escondido’s General Plan, Downtown Specific Plan and other guiding documents. The Master Plan Update process includes extensive community outreach to gather input from neighbors, stakeholders, and community members.

- Recreational programming, amenities, and park layout for active and passive recreation by persons of all ages;
- Guidance for future design reflecting local historic character and the artist community;
- Cost estimates for future construction; and
- Phasing of amenities if funding is limited.



2.0 EXISTING CONDITIONS

- 2.1 Background
- 2.2 Existing Amenities
- 2.3 Site Analysis



EXISTING BUILDINGS AND FURNISHING ON SITE



EXISTING POOL ON SITE



EXISTING SITE CONDITION



NORTH BROADWAY STREET



EXISTING CREEK NEXT TO SITE

2.0 | existing conditions

2.0 EXISTING CONDITIONS

2.1 BACKGROUND

The City of Escondido is located in San Diego’s north county and is one of the oldest established cities in San Diego County. The population is 151,038 as of the 2020 census.

Grape Day Park and the James A. Stone Pool are within the Downtown Specific Plan Area (SPA), which is divided into seven ‘Districts’. The park and pool are designated in the Park View District. The Park View District’s vision is to provide opportunities for a creative, high-quality mix of office, general retail, and upscale residential uses. It is intended to provide future visual and physical links from Grape Day Park to the surrounding retail and residential areas. The area surrounding the park within the SPA allows up to 5,275 residential units, a very significant increase in population and density beyond the current estimated dwelling units.

Grape Day Park is Escondido’s largest downtown recreational facility, as well as a central gathering place that hosts multiple cultural events for the entire community. The Master Plan is an essential document to review the existing park and its current uses, and provide recommendations for future development. The Master Plan Update also includes links to greenways, boulevards, event locations, transit routes as well as amenities to increase safety, community use, and create a well-used space. The design encourages formal and informal use by maintaining a balance of programmed and flexible spaces.

Escondido is a mix of a semi-arid and hot-summer Mediterranean climate with hot summers and cool wet winters. Park usage varies throughout the year with an annual mean temperature of approximately 65.8 °F.

2.2 EXISTING AMENITIES

Grape Day Park is approximately 22 acres, including the park and adjacent CCAE and City Buildings. The park’s green space is approximately 10 acres. It has a near-rectangular form, approximately 475’ long by 800’ deep. The City of Escondido owns all

of the property and surrounding buildings in the entire block (including the Boys and Girls Club). As one of the oldest parks in San Diego’s north county, the park’s primary features include:

- The Escondido History Center and Heritage Walk, with several historic structures, resources, and programs;
- ‘Vinehenge,’ an interactive public art play structure;
- James A. Stone Municipal Pool;
- City Hall municipal offices;
- California Center for the Arts, Escondido (CCAЕ) including a 1,500-seat concert hall, 400-seat community theater, conference center, art museum, working artist studios, and related support offices;
- Parking lots accommodating 400+ vehicles;
- Public art sculptures and memorials; and,
- Open lawn areas (no organized sport facilities), benches, picnic tables, and restrooms.

Design and construction of a new restroom facility, a meandering walkway, food truck staging areas, pathway lighting, and concrete stages at the Train Depot and in the Great Green lawn area (adjacent to the California Center of the Arts) are already underway. This Master Plan shows these elements as existing conditions.

Various historical plaques, memorial structures, and art sculptures have been identified and will remain within the park limits.

2.3 SITE ANALYSIS

A site analysis was completed on the park’s existing conditions and pool area, including existing buildings, amenities, memorials, and circulation. An updated site inventory plan was created to show a summary of those items.

2.0 | existing conditions

As part of the site research process, park as-built plans, surveys, and plans for current construction projects were reviewed. The analysis process also included the following relevant documents:

- Escondido General Plan, December 12, 2012;
- Downtown Specific Plan, August 7, 2013;
- Escondido Bicycle Master Plan, October 17, 2012;
- Escondido Creek Trail Master Plan Report, January 10, 2012;
- Revealing Escondido Creek Vision Plan, Spring 2010;
- Maple Street Pedestrian Corridor Master Plan & Maple Street Pedestrian Plaza, May 5, 2010; and
- Marriott Hotel and Conference Center PowerPoint.

Information on the park was also obtained verbally from City staff during a site walk held on November 19, 2022. These comments were noted and recorded on the Site Inventory Plan and Site Analysis Plan. Information from these plans and studies was incorporated into the concept designs for the park improvements and is represented in the Master Plan Update.

This plan is a remodel and replacement of existing facilities. Staff has made the determination that it is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301, 15302, and 15303.

Figure 2 on the following page provides reference context for Grape Day Park as part of a comprehensive network of park and recreation spaces. Grape Day Park is the central park in the City and is operated in tandem with numerous recreational facilities and interconnecting trails and walkways.

2.4 OPPORTUNITIES AND CONSTRAINTS

A careful assessment of site conditions helped to shape plan options. Opportunities reflect site conditions that can be leveraged to sustain or enhance the positive qualities of the neighborhood. Constraints (issues of concern) are ideally resolved or not further worsened by either selection, placement, or operational management of amenities.

OPPORTUNITIES	CONSTRAINTS
Large park size site: Approximately 9.5 acres for neighborhood and community serving amenities	Large gathering events held in the park limit any new structure locations
Under-utilized areas: Horseshoe and areas of the Great Green lawn	Programming of these spaces needs to be adaptable for large events
Visibility: Clear lines of sight from North Broadway	Park visibility and access are partially constrained by being surrounded by CCAE and City buildings
Accessible: Existing bike lanes and parking nearby	Small amount of parallel parking on North Broadway
Topography: A level site offers a “blank canvas”	No natural features to leverage and build upon
Character: Historical, passive park	City municipal code limits private operators at park sites less than 5 acres, so the business demand for park-related retail may be limited
Neighborhood Character: Downtown area adjacent to commercial and planned residential communities	Introduction of alternative materials and equipment should consider a compatible aesthetic to existing park features
Regular monitoring: Facilitated by its narrow-rectangular form along busy streets	Limitation on landscaping or amenities that may block views into the park

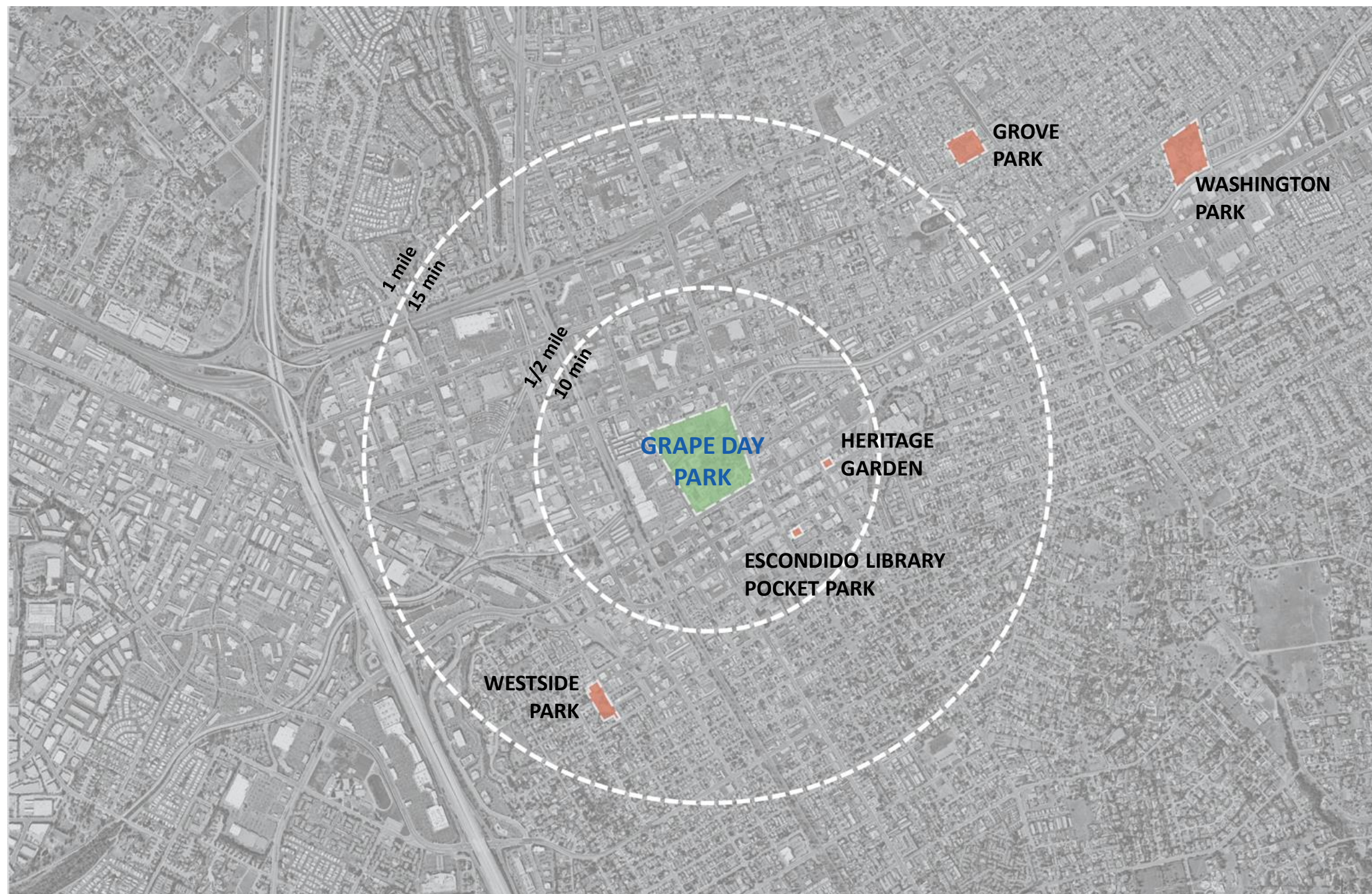


FIGURE 2 | ADJACENT PARKS

ADJACENT PARKS

This map shows the Grape Day Park campus and its relation to neighboring public parks.



NEIGHBORHOOD ACCESS

- Primary Downtown Streets
- Major Streets
- Escondido Creek
- Class I/IV Bike Trail
- Bus stops

FIGURE 3 | NEIGHBORHOOD ACCESS



SITE CIRCULATION

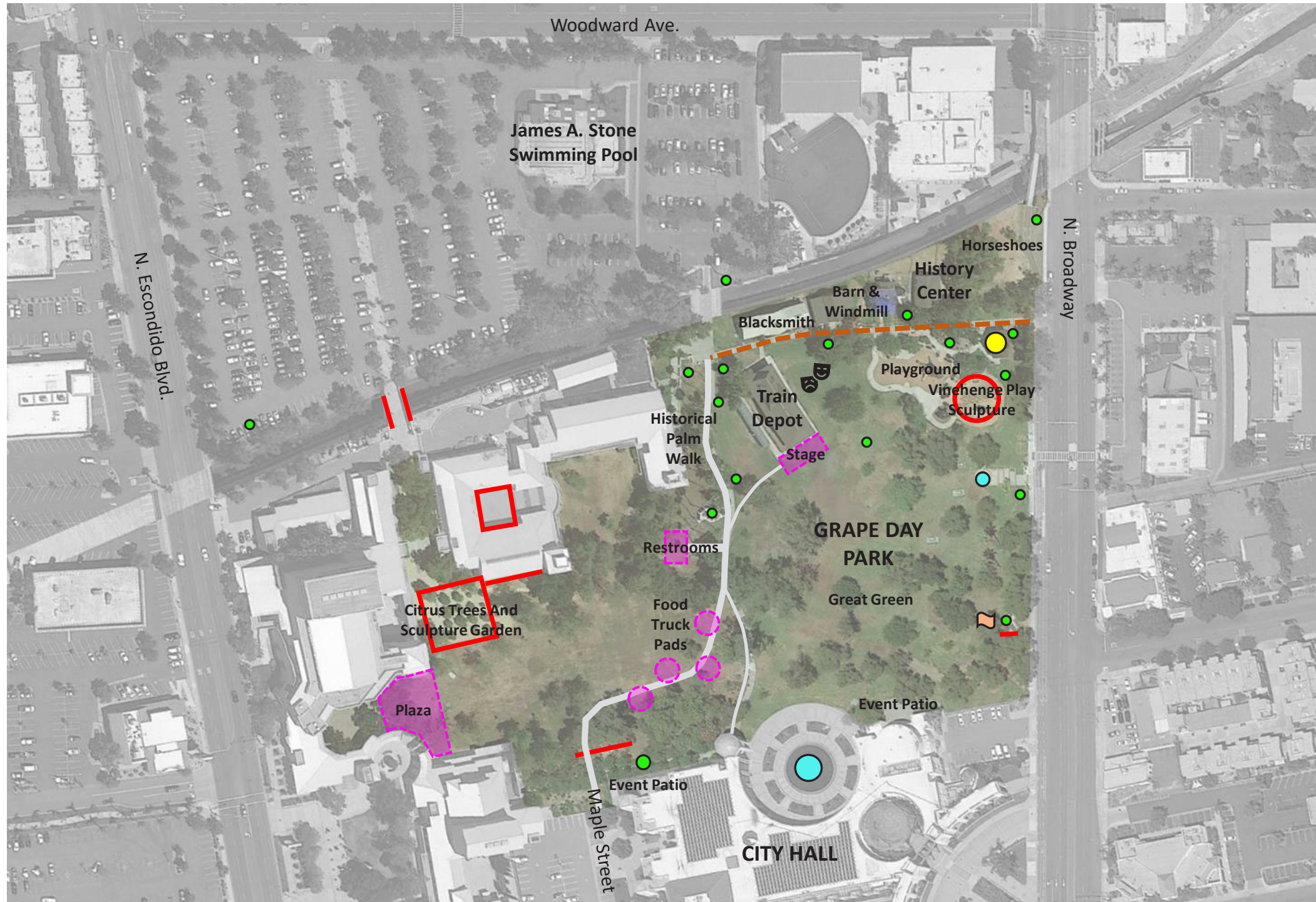
EXISTING

- Primary Park Access
- Maintenance/Event Access
- Pedestrian Circulation
- Escondido Creek
- Class I/IV Bike Trail
- Parking, 400+ vehicles
- Pedestrian Bridge

SOON TO BE CONSTRUCTED

- Pedestrian Circulation

FIGURE 4 | SITE CIRCULATION



EXISTING PARK PROGRAM

EXISTING

- Heritage Walk
- Art Murals / Sculptures
- Restroom
- Memorial Structure / Plaque / Commemoratives
- Fountain
- Flagpole
- Movies in the Park

SOON TO BE CONSTRUCTED

- New Program

FIGURE 5 | EXISTING PARK PROGRAM



FIGURE 6 | SPECIAL EVENTS AND PROGRAMS

SPECIAL EVENTS AND PROGRAMS

CURRENT USE

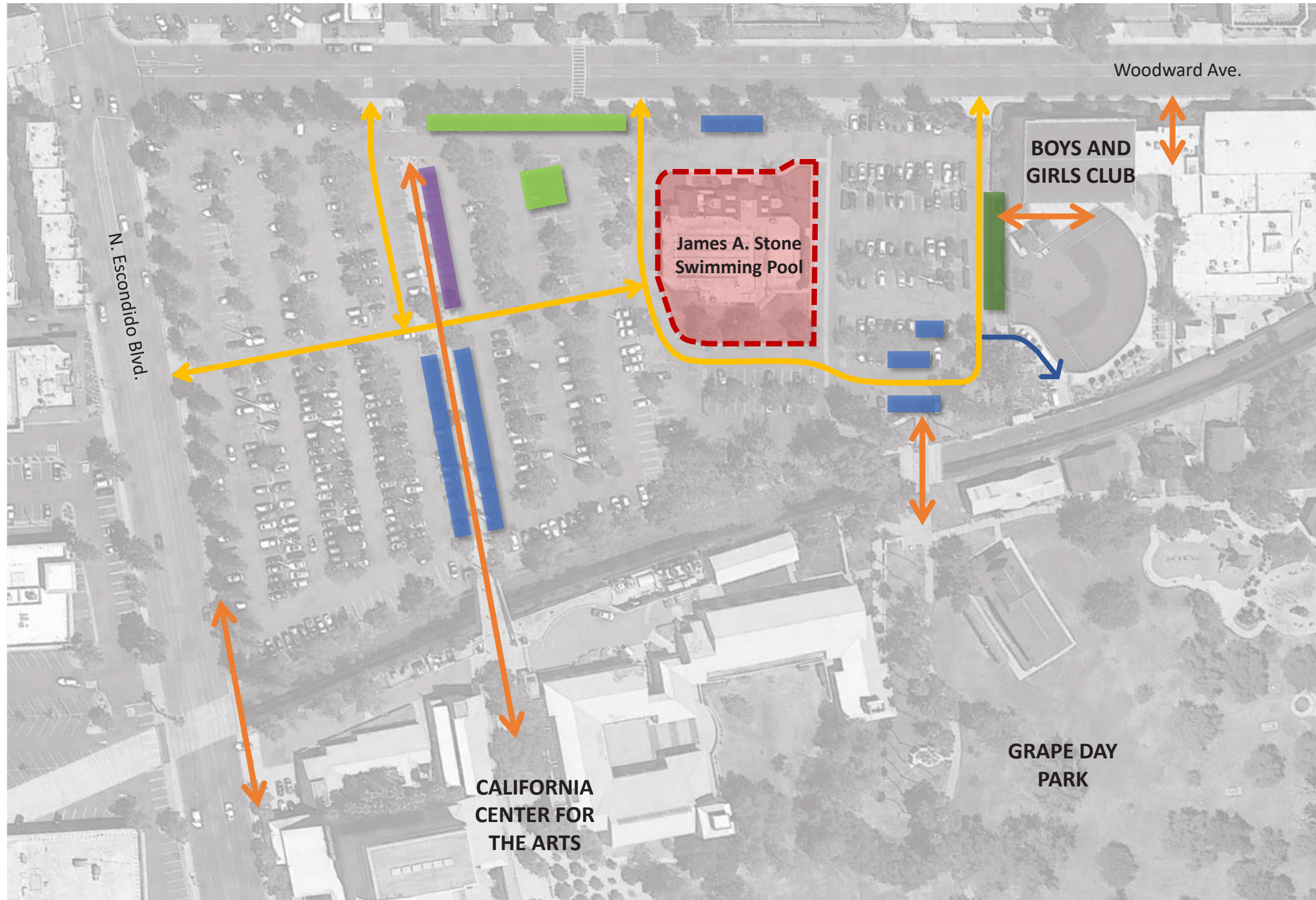
- Escondido Creek Conservancy Family Day
- Cinco de Mayo North County Multicultural
- Once Upon A Book Fair
- US Police & Fire Games Bike Race
- City of Escondido Fire Works
- CCAIE 4th of July Entertainment (CCAIE)
- SIP Fresh Glass Premier (CCAIE)
- A Step Beyond Family Picnic
- HHJ Project Backpack
- Grape Day Festival
- Fiesta Patrias Multicultural
- A Step Beyond Annual Auditions
- Trunk or Treat
- CCAIE Holiday Fest

PRE-COVID

- Summer movies in the Park (CSD/Esco History Center)
- Food Truck Fridays (CCAIE)
- National Day of Prayer
- Escondido History Center Annual Trash and Treasures Sale

PAST USE

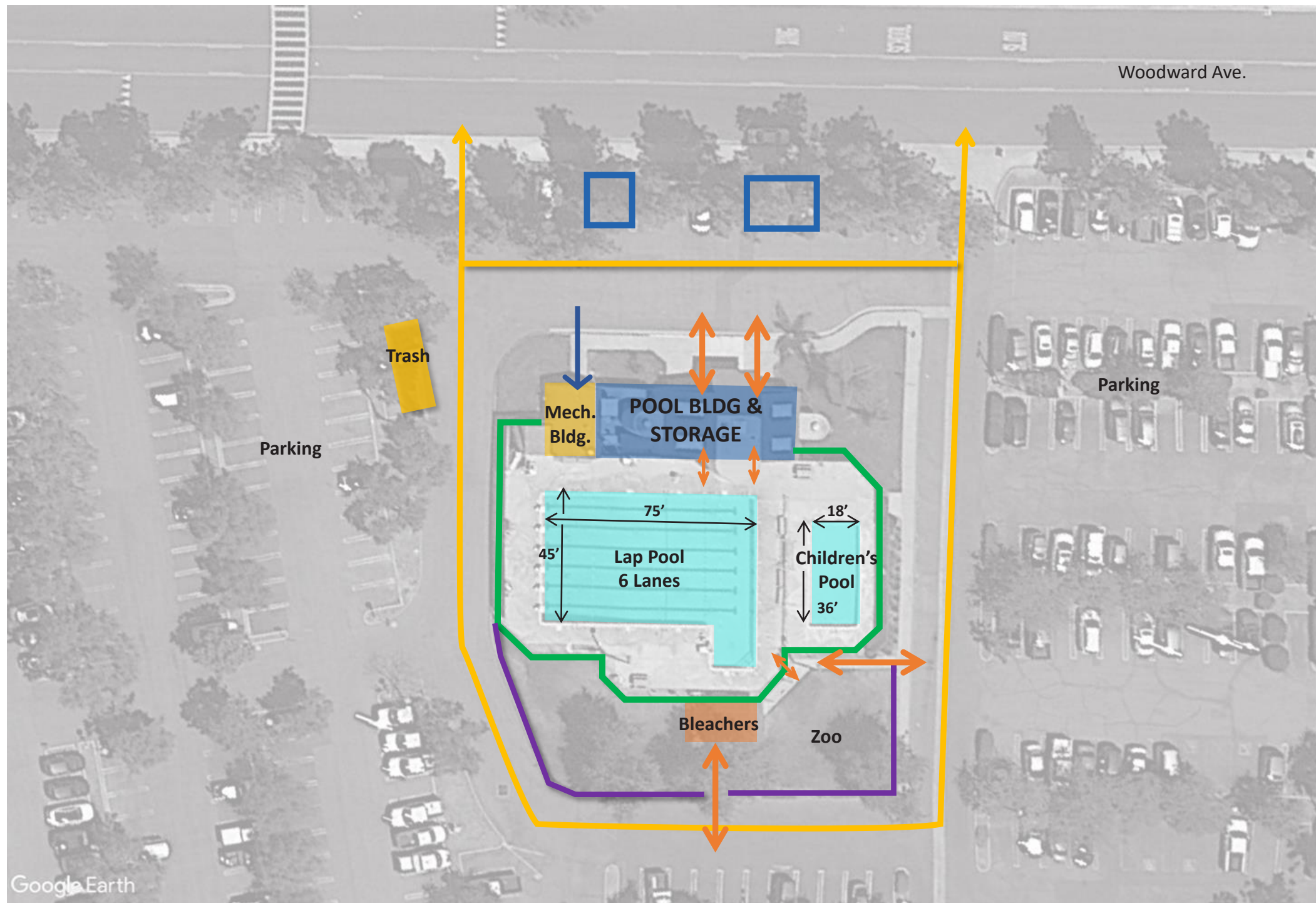
- Escondido High School 50 Plus Reunion
- Ford & Friends Car Show
- Street Legacy (CCAIE)
- Jumpstart Parent Conference
- Escondido Sunrise Rotary's Grape Day 5K
- Community in Unity - Greater Escondido Chamber of Commerce
- National Night Out



JAMES A. STONE SWIMMING POOL CIRCULATION

- Pedestrian Circulation
- Vehicular/Fire Circulation
- Maintenance Access
- ADA Parking Stalls
- Future EV Stalls
- Leased Parking Stalls
- Bus Drop Off

FIGURE 7 | JAMES A. STONE SWIMMING POOL CIRCULATION



JAMES A. STONE SWIMMING POOL EXISTING CONDITIONS

↔ Pedestrian Circulation

↔ Vehicular/Fire Circulation

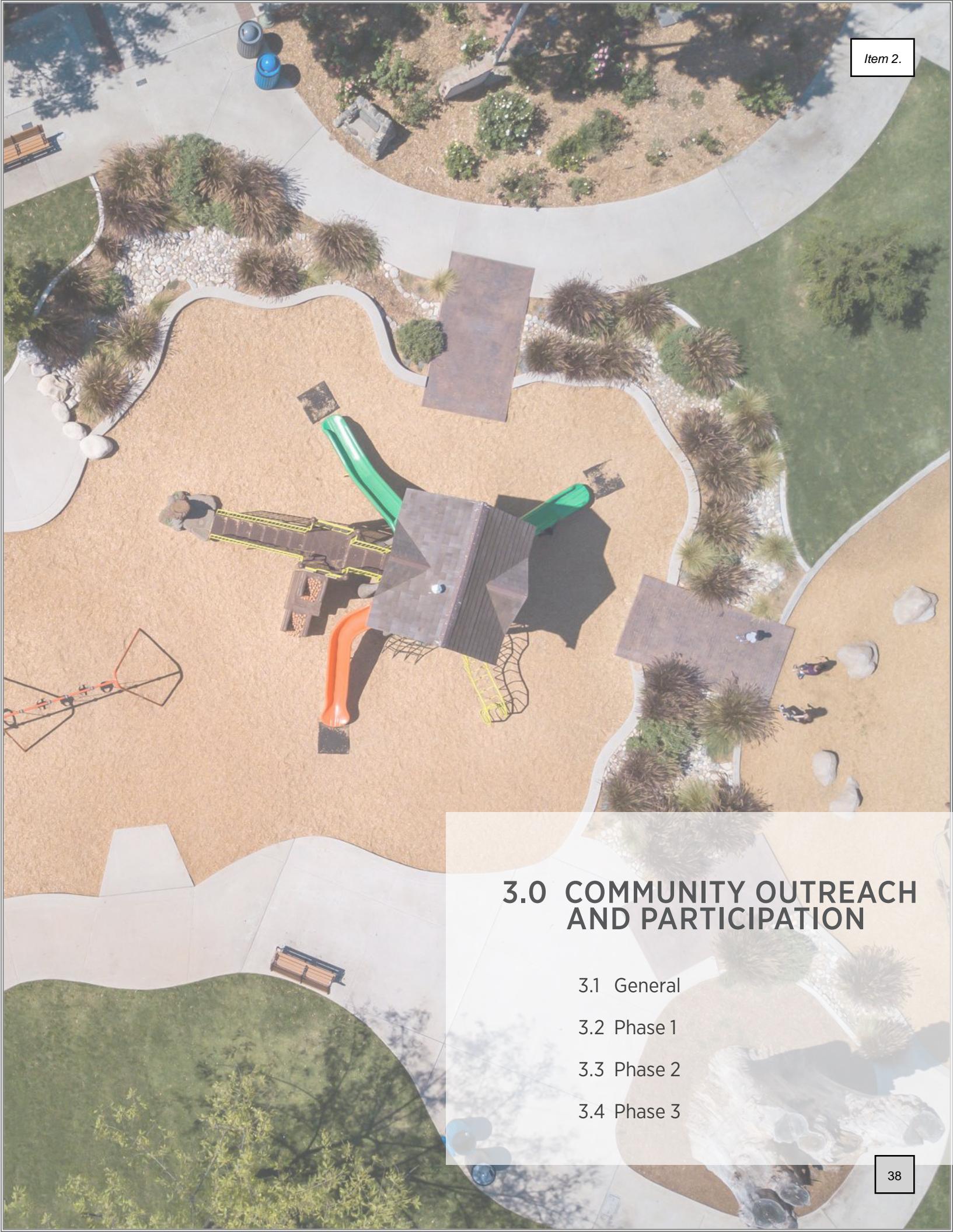
➔ Maintenance Access

□ ADA Parking Stalls

— 4' Chainlink Fencing

— 8' Chainlink Fencing

FIGURE 8 | JAMES A. STONE SWIMMING POOL EXISTING CONDITIONS



3.0 COMMUNITY OUTREACH AND PARTICIPATION

- 3.1 General
- 3.2 Phase 1
- 3.3 Phase 2
- 3.4 Phase 3

3.0 COMMUNITY OUTREACH AND PARTICIPATION

3.1 GENERAL

As a part of the Master Plan Update effort, the City and LPA engaged the community to elicit their thoughts and ideas concerning the 2015 Draft Master Plan, their current park usage, and future potential improvements. To gather feedback, a phased outreach strategy was developed. A more detailed summary for each phase is in the next sections. Feedback data can be found in Appendix A.

Phase 1:

To start the outreach process, LPA facilitated a city staff programming and design workshop to define the goals and objectives for the planning team. This workshop included representatives from all City departments.

Phase 2:

Phase two involved reaching out to community members via public workshops and an SMS text survey. Two public workshops were held and facilitated by the design team to educate and gather feedback on the programs and facilities offered in the park and James A. Stone Swimming Pool.

Phase 3:

Phase three of the community outreach was developed concurrently with phase 2, and targeted key stakeholders and focus groups for their input on the master plan and aquatics updates.

A summary of the outreach in all three phases was developed to identify the improvement priorities for Grape Day Park and the James A. Stone Pool.

3.2 PHASE 1

Workshop #1 was held on October 12, 2022, in the Mitchell Room at Escondido City Hall. A total of 21 City staff members and design team consultants attended this workshop. Prior to this workshop,

staff members were asked to complete a worksheet, which ranked site resiliency and sustainability goals. A summary of these goals was presented during the workshop. Comments from the attendees were gathered and are summarized in the following lists:

Needs for the Aquatic Center include:

A splashpad should be included in the aquatics facility, preferably with a play structure (Note: subsequent community input on this aspect overwhelmingly opposed having the splashpad inside the aquatic center. Consequently, the City is evaluating locating the splashpad at another park site to better spread water-related activities equitably around the City.)

- Water Polo;
- Swim meets, 8 lanes minimum;
- 1M diving board;
- Capability for water aerobics program;
- Learn to swim, large program;
- Safety training programs such as Red Cross, lifeguard and SCUBA;
- Deck training; and
- Pool security lighting.

Needs for Grape Day Park include:

- Maintain large open lawn area for community event space;
- Shade is desired, but shouldn't block views or foot traffic with random shade structures;
- Remove or replace Vinehenge and grape slide due to age of improvements;
- No current plans to relocate Women's Club building to the park;
- Create a unique identity for Grape Day Park, distinctly different from Kit Carson Park;

EXPERIENCE	PERFORMANCE	COMMUNITY	WELLNESS
1-5	1-5	1-5	1-5
Determine site programming to enhance user experience	Conserve healthy soils and appropriate vegetation	Engage users and stakeholders	Support physical activity, create amenities as "destinations", incorporate fitness opportunities, bike amenities, walking trails
Improve safety and reduce crime and perceptions of danger	Design cost and maintenance conscious	Promote equitable site use	Support social connection
Explore outdoor shading opportunities	Conserve and use native plants	Support local economy	Support mental restoration
Retain or restore cultural significant feature, areas, practices or views	Reduce heat island effects	Design for walkability, connection to pedestrian systems	Create accessible spaces that do not compromise design
Provide a variety of active and passive program opportunities	Incorporate passive and low impact design strategies	Protect and maintain cultural and historical significance	Provide intuitive and adequate wayfinding
Identify opportunities for infrastructure to be an amenity	Design functional and aesthetical stormwater treatment features as amenities	Determine opportunities for community access	Provide social and personal spaces with diverse seating and gathering opportunities
Amplify "gifts of the site" - genius loci; Creating programs/experiences that take advantage of the existing conditions and creating sense of place authentic to its setting.	Modify existing planting palette to reduce water use for landscape irrigation	Incorporate universal design amenities	Incorporate indoor-outdoor connections
Foster education and learning opportunities	Pursue certification such as LEED, WELL, or AIA 2030 Commitment	Foster education and learning opportunities	Promote healthy eating habits, connect to healthy food options, organic gardens
Reduce actual or perceived levels of undesirable sounds	Provide site-generated power	Design for local + regional bike systems and routes	Incorporate therapeutic gardens
Support urban agriculture	Capture and reuse stormwater	Minimize exposure to environmental tobacco smoke	Provide on-site food production
Explore Art opportunities	Support biodiversity	Encourage fuel efficient and multi-modal transportation	Incorporate seasonal gardens
Reduce parking footprint	Set embodied carbon reduction and carbon sequestration goals	Provide support to local habitat and ecology	
	Increase site permeability	Reduce light pollution	
	Minimize soil import and export	Reduce use herbicide, pesticides and fertilizers	
	Exceed code minimum requirements for Clean Air/Vanpool/EV Parking or introduced if not required		
	Exceed code minimum requirements for Bike Parking		

1.0-2.0
2.1-2.5
2.6- 3.0

(1 being high priority)

FIGURE 9 | RESILIENCY AND SUSTAINABLE GOALS FROM THE FIRST WORKSHOP

- Emphasize passive uses in the park and limit additional active use; and
- Consider public art and possibly outdoor art gallery space.

3.3 PHASE 2

Two community workshops were held with the following goals:

- Workshop #2: Gather & Share Information about Park Plan and preferred park programming with Community Members
 - 11 attendees
- Workshop #3: Share proposed plans and options for consideration and feedback
 - 41 attendees

The community was made aware of the workshops as follows:

- A postcard with meeting dates and times was mailed to residents within ¼-mile of the park site prior to each of the community workshops
- Posts on social websites such as NextDoor and Facebook
- Inclusion in the City Manager’s Weekly Activity Report
- Information included in City newsletter publications
- Information was posted to the City’s project webpage www.escondido.org/grape-day-park
- A-frame signs located in park locations around the City with details and QR code pointing to project webpage
- Flyers posted at front counter of City facilities with details and QR code pointing to project website

Community Workshops and Survey

Workshop #2 was held on November 19, 2022 to summarize the site’s history, the demographics and character, opportunities and constraints of the site, and review a list of potential amenities

and programming opportunities from the 2015 Draft Master Plan and from the City’s RFP.

Community members were encouraged to ask questions, provide input, and participate in a site tour to record their thoughts and experiences at different locations through the park and aquatic facilities. Meeting results are documented in Appendix A.

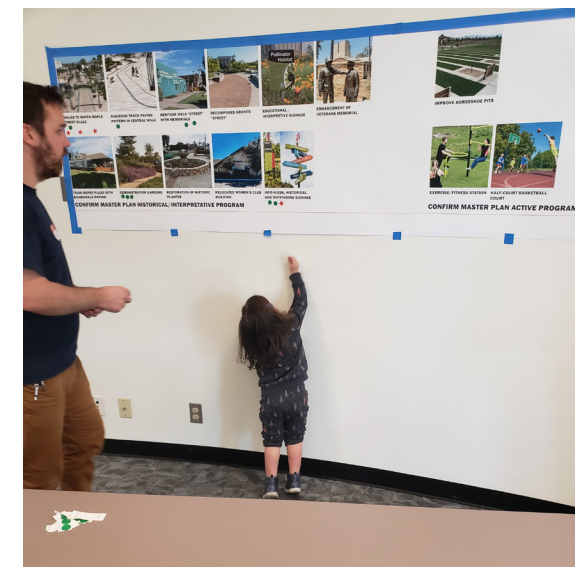
Primary Finding: Feedback from this community meeting documented a preference for safe access to the park, access to the restrooms from the playgrounds, a playground geared towards young toddlers, and picnic areas. In general, passive programming was preferred.

A supplemental means of engagement occurred through use of a FlashVote SMS survey. FlashVote is a multi-channel (web/text/phone) tool used to obtain statistically-accurate findings. A text-based link to 5 questions similar to the questions asked at the community meeting was sent to the smart phones of residents within a 1-mile radius of the park site. Though limited, the findings of these responses provided a scientifically validated level of accuracy. Whereas a small group of community members that are motivated to attend a workshop due to park-focused priorities may lead a planning process towards a narrow set of options, this more statistically accurate approach to data collection provides insight into the broader community’s wants and needs.

- 8,591 smart phone users were reached via text.
- The FlashVote survey recorded responses from 307 participants (3.5% response rate).
- Findings are a statistically accurate representation of the entire community, not just park supporters.
- Survey asked about what amenities were preferred and user rate of the park and aquatic facility.

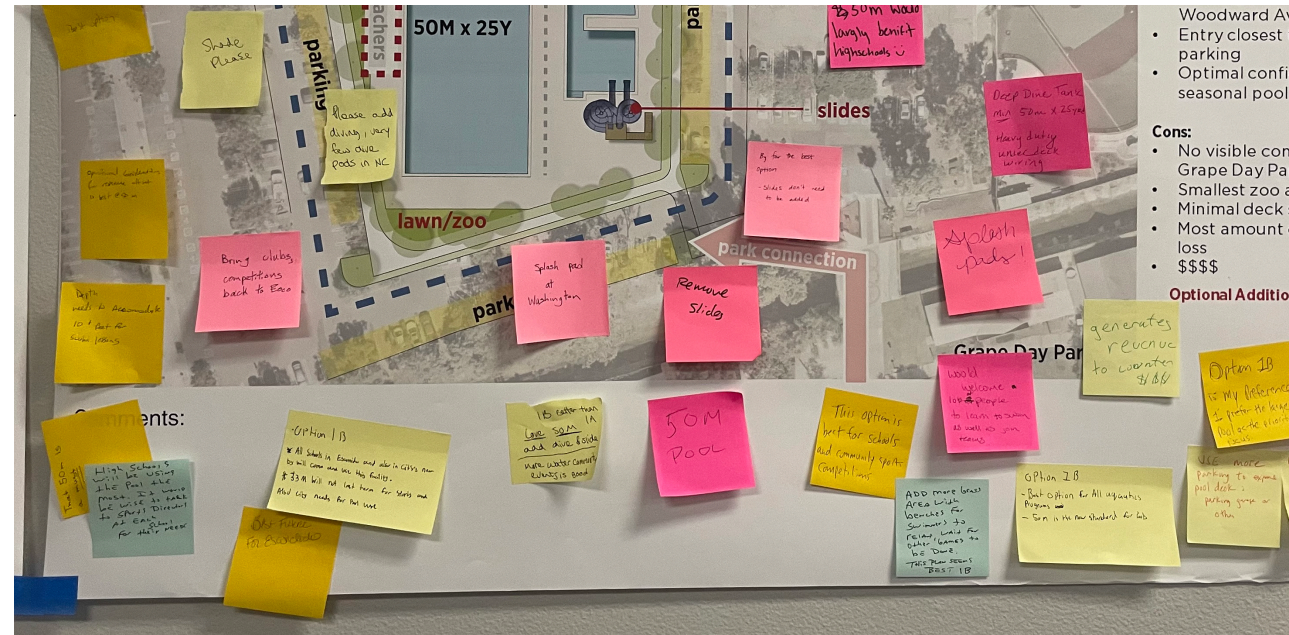
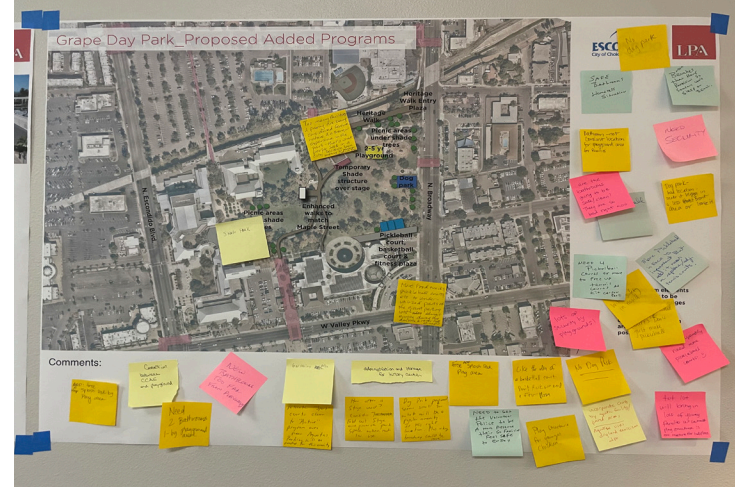
Workshop attendees were encouraged to participate during meetings, via emails, and through comments to City officials afterwards. The FlashVote survey was replicated by the City and promoted on their website.

- 127 people completed the online survey.



WORKSHOP #2

3.0 | community outreach and participation



COMMUNITY WORKSHOP #3

Participants were invited to document their current use of the park and pool facilities and rank their preferred park amenities and programs as well as write in their ideas and concerns for the park.

Primary Finding: Public safety was the largest concern for the park.

Workshop #3 was held on January 5, 2023. LPA and City staff summarized options for both the park and pool facilities. The community was asked for opinions on the concepts.

Primary finding: Grape Day Park improvements focused on safety, park connectivity, and wayfinding. The pool project focused on larger pools, community use timing, shade, and splashpads. From this meeting, four consolidated pool design options were refined for City Council approval.

3.4 PHASE 3

Five focus groups were held.

Focus Group 1: Grape Day Experience

8 Attendees. Attendees represented the Escondido Creek Trail, Historic Preservation, the Public Arts Commission, and Art History Volunteers.

Primary Findings: Priorities are to establish an identity for Escondido, incorporate art throughout the park, update educational signage, update historical elements of the park, provide a performance pavilion, honor the creek through artwork / educational opportunities, blend together the arts and park activity areas, maintain historic buildings, continue to bring history to the public.

Focus Group 2: Economic Development (Tourism, Business, & Special Events)

15 Attendees. Attendees represented the CCAE, greater Escondido Chamber of Commerce, Downtown Business Association, special event

organizers, and local retail, law firm, real estate, and restaurant business owners.

Primary Findings: Upgrade park infrastructure for events, wayfinding, connectivity to events outside of Grape Day Park, Park Safety, Dog Park, enable more cultural events to happen in the park, entice vendors to come to park, more shaded seating, provide Instagram photo moment area, event lighting, provide more power in the park for larger events, maintenance access.

Focus Group 3: Aquatics Maintenance and Operations

12 Attendees. Attendees represented the James A. Stone Swimming Pool operations and maintenance staff and City staff.

Primary Findings: Larger or multiple pools, space for simultaneous programming, NFHS and CIF compliant sizes, deck showers, secured access, wet classroom for 30 people, free splashpad.

Focus Group 4: Escondido Union High School District

8 Attendees. Attendees represented the Escondido Union High School District.

Primary Findings: More swimming lanes for dual practices, NFHS and CIF compliant, diving, North/South water polo orientation, lockable storage area, spectator seating.

Focus Group 5: Charter Schools

6 Attendees. Attendees represented the Classical Academy School.

Primary Findings: More swimming lanes (larger pool), NFHS and CIF compliant, diving

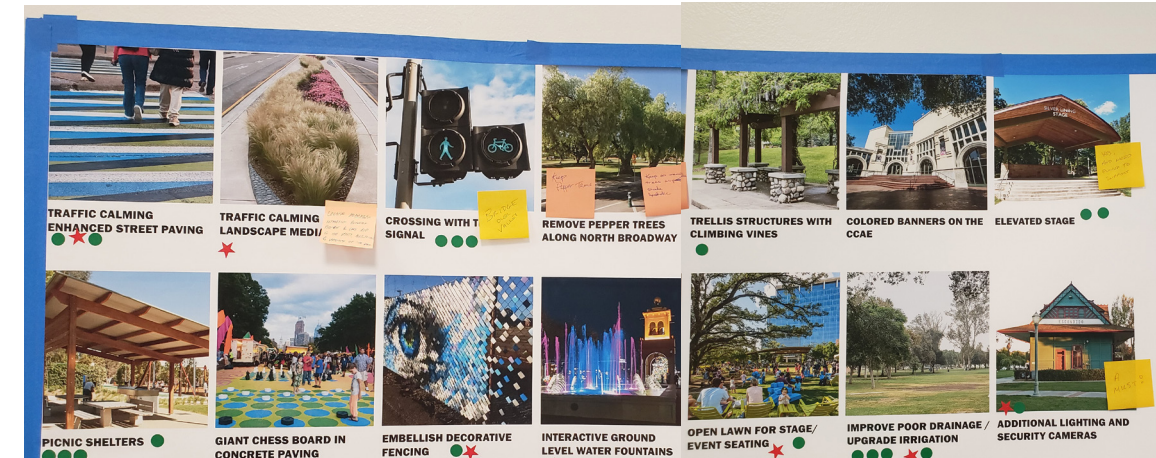
Stakeholders interviewed include representatives from the local philanthropy community, specialized service providers, and Escondido City Councilmembers.

Primary Findings: Playground upgrades, a splashpad, more picnic areas, sport court opportunities, art integration, renovations to the History Center.

3.5 OUTREACH SUMMARY

After completion of the workshops, surveys, focus groups and stakeholder meetings, the Project Team documented the following prioritization of programs and amenities that the community was seeking to have resolved by this plan.

At each meeting the priorities discussed were recorded and given one point if multiple people supported the program. Programs from the SMS survey were recorded if the response rate was 10% or higher, and were weighted due to the survey being statistically valid.



MASTER PLAN PASSIVE PROGRAM



MASTER PLAN HISTORICAL/INTERPRETATIVE PROGRAM



AQUATIC FACILITY PROGRAM

City of Escondido Grape Day Park Master Plan Update Community Input Summary	Resident SMS Text Message Survey (high participation-over 10%)	Escondido City Online Survey (high participation - over 10%)	Staff In-House Workshop #1	Stakeholder Interviews	Focus Group #1 Grape Day Experience	Focus Group #2 Economics, Tourism & Special Events	Community Workshop #2	Community Workshop #3
Identified Recreation Facility Need								
Playground/Tot Lot (2-5 yr)	●	●	●	●		●		●
Shaded picnic / Seating Area	●	●	●	●			●	●
Sport Courts (basketball, pickleball, etc.)	●	●		●	●			●
Enhanced walks that match Maple St.	●	●				●	●	●
Arts Programs (in park)			●	●	●		●	●
Upgrade Restrooms			●		●	●	●	●
Street Markings for Traffic Slowing	●	●				●	●	●
Signage/Wayfinding / Connection to Valley + Grand		●			●	●	●	●
Street Crossings with Traffic Signals	●					●	●	●
Park Safety/Security					●	●	●	●
Dog Area	●	●				●	●	●
More Events		●			●	●	●	●
Park Maintenance (drainage/irrigation/access)		●			●	●	●	●
Security lighting		●				●	●	●
History Museum				●	●		●	●
Heritage Walk Paving Upgrade					●	●	●	●
Multi-Purpose Turf Area			●				●	●
Splashpad at Aquatics		●	●		●		●	●
Exercise Stations	●	●						
Homeless Concern		●				●	●	●
Splashpad in Park		●				●	●	●
Permanent Stage						●	●	●
Circulation from Citrus Grove Area					●			●
Bike Parking							●	●
Incorporate Creek into Park					●			
Community Garden					●			
Library				●				
Upgrade utility infrastructure						●		
Boats in the Pond				●				
Skatepark						●		
Grapevines/Park Identity							●	
Relocate Women's Club Building			●					
Demonstration Gardens							●	
Interactive Water Features							●	
Embellish Decorative Fencing							●	
Rubber Surfacing at Playground								●
No Dog Park								●
Additional Restrooms								●
Restoration of Historic Planter								
Enhancement of Veterans Memorials								
Educational / Interpretive Signage								
Giant Chess Board in Paving								
Colored Baners on CCAE								
Remove Pepper Trees on Broadway								

City of Escondido Aquatics Facility Community Input Summary	Resident SMS Text Message Survey (high participation-over 10%)	Escondido City Online Survey (high participation - over 10%)	Staff In-House Workshop #1	Stakeholder Interviews	Focus Group #1 Grape Day Experience	Focus Group #2 Economics and Tourism	Focus Group #3 Charter Schools	Focus Group #4 School Districts	Focus Group #5 Staff Maintenance and Operations	Community Workshop #2	Community Workshop #3
Identified Recreation Facility Need											
Classes (certification programs, water aerobics, paddleboard yoga, etc.)	●	●	●	●					●	●	●
MPR /Wet Classroom	●	●				●	●	●	●	●	●
Swimming Lessons	●	●		●	●				●	●	●
Splashpad / Wet Play structure (Free)	●	●	●	●						●	●
Competition Pool			●	●		●	●	●	●	●	●
Shade			●	●	●			●	●	●	●
Water Polo			●	●			●	●	●	●	●
Lap Swimming	●	●							●	●	●
Diving (1M)		●	●	●					●	●	●
Bleachers				●			●	●	●	●	●
Recreation Pool					●	●			●	●	●
Homeless Concern					●	●			●	●	●
Larger Pool (33M Min.)									●	●	●
Food Trucks/Local Vendors						●				●	●
Deck Space			●						●	●	●
Water Slides	●	●									
Training/Competition for swimming, diving, or water polo		●			●					●	●
Vehicular access for maintenance/events						●			●		
Spa/Hot tub						●				●	
Connection to Grape Day Park			●							●	
Safety/Secure Access			●						●		
50M or Larger Pool											●
Signage/Wayfinding										●	
Accessible Pool Entry									●		
Cooling Station											●
Keep Existing Pool											●
Scoreboards											●

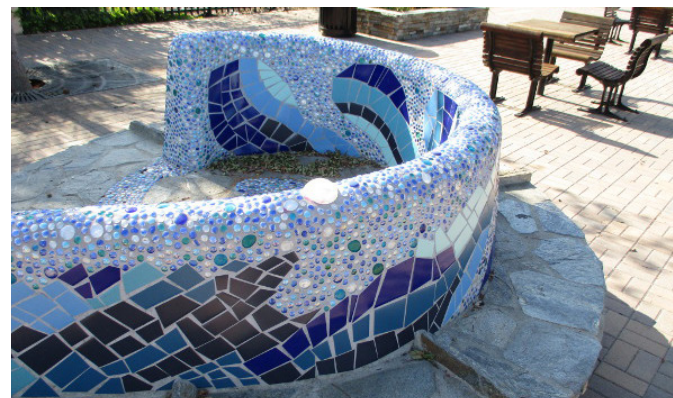
FIGURE 11 | AQUATICS COMMUNITY FEEDBACK SUMMARY

FIGURE 10 (OPPOSITE PAGE) | GRAPE DAY PARK COMMUNITY FEEDBACK SUMMARY



4.0 PARK IMPROVEMENT RECOMMENDATIONS

- 4.1 Proposed Park Improvements
- 4.2 Viable Amenities
- 4.3 Park Safety



MAPLE STREET PLAZA PAVING AND SITE FURNISHINGS

4.0 PARK IMPROVEMENT RECOMMENDATIONS

4.1 PROPOSED PARK IMPROVEMENTS

The Master Plan Update concept was created to combine the site's industrial and agricultural history and the newer artistic culture found in the nearby California Center for the Arts while also supporting the current community park program needs. The location of the park offers a unique opportunity to expand upon the highly visible downtown oasis. The existing curvilinear forms within the park set the stage for a park design with natural and organic geometry. The space is designed to be flexible and allow for various sized gatherings and events held by the City and local event organizers. The Master Plan Update proposes the following improvements to Grape Day Park:

Gateway Entries

Signature entry structures and signage will be installed at entry points to the park. These will provide wayfinding to the park and to the amenities within the park. Style will match Maple Street Plaza colors and materials.

Traffic Calming Enhanced Street Paving

The traffic surrounding the park travels at a relatively high rate of speed and there is very little to alert the drivers that there are a park and pedestrians accessing the park. Accent concrete paving matching Maple Street Plaza at key intersections and pedestrian crossings will improve interactions between drivers and pedestrians.

Heritage Walk with Memorials

The Heritage Walk walkway to the south of the History Center, Barn, Windmill, and Blacksmith buildings will be removed and replaced with a new historic walk that will include accent paving materials and colors to match Maple Street Plaza. The existing memorials and plaques located in this area of the park will be removed and reinstalled within the paving pattern of the walkway to provide for better viewing and identification. Benches will be located under the shade trees along the walk.

Heritage Walk Entry Monument/Historic Plaza

In the location of the horseshoe courts along North Broadway a new plaza will be installed to increase the awareness and education of the History Center. The plaza includes the tree grove and an accent seat wall. A separate entry monument that announces the park's historical district will be included at the entrance of the historic plaza. Monument and paving materials will match Maple Street Plaza monument architecture, colors, and materials.

Tree Grove

The tree grove, located within the new Historic Plaza, will provide shade to the plaza while representing the agricultural history of Escondido. Tree selections should be non-fruiting to limit maintenance.

Pedestrian Walks with Maple Street Paving Accents and Security Lighting

New walkways will be constructed throughout the park along the main traffic zones to support existing and new amenity circulation. Pathways will be made of concrete with accented paving matching the Maple Street Plaza materials and colors at main intersections. The primary walkways will be designed wide enough to allow for bicycles and pedestrians and provide access to benches and tables. Two of these new walkways are currently in development by the City. One of them will be wide enough for food truck traffic. Security lighting will be included on all new walkways.

Food Truck Pads

Also under development by the City are small concrete pads adjacent to the main north south walkway. These pads will support temporary food trucks and other vendors during events.

ADA Walk to Grape Day Park

The entrance from the Woodward Parking lot will be improved to meet accessibility standards and vehicular access. A new walkway is proposed to connect accessible parking spaces to the bridge park entry.

Existing Bicycle Lane (Class 1)

The Escondido Bike Trail was recently re-routed to run along Broadway adjacent to Grape Day Park. This bike lane access provides alternate modes of transportation to the park.

Bicycle Parking

To support the traffic of the existing bike lane along Broadway Ave, new bicycle parking racks will be installed at park entries.

Decomposed Granite Courtyard

Adjacent to the Heritage Walk, east of the playground, a decomposed granite paving courtyard with picnic tables under a grove of trees will provide additional seating opportunities around the playground. The decomposed granite paving will be stabilized to prevent erosion.

Picnic Areas

Picnic tables will be installed throughout the park and include accessible tables. Tables shall be made of concrete or another sturdy material for maintenance and longevity. Table locations have been selected to take advantage of the shade from existing trees while also staying along the perimeter of the lawn area to avoid being an obstruction to the continuous usable open space.

Concrete Stages

Two stage areas are currently in development by the City. The stages will be located at the western edge of the park, adjacent to the CCAE buildings, as well as to the south of the train depot. The stage areas will include accent concrete paving matching the Maple Street Plaza materials and colors. Electrical upgrades to support events will also be included at these areas.

Restroom Building

A new restroom building is in development by the City. This restroom will be located in the center of the park creating easier access for events and will replace the existing restroom north of the playground. New walkways will be installed to connect the restrooms with the other park amenities.

Children’s Play Area (2-5 yr)

A new playground focusing on children aged 2-5 is one of the top priorities noted by the community. This playground will be located directly adjacent to the existing playground walkway. A new walkway to the new restroom building will be added. Playground equipment shall match the style and theme of the existing structures.

Perimeter Buffer Landscape

For added safety between the playground area and North Broadway, new buffer landscape will be installed. The landscape palette shall be low shrubs and groundcovers to maintain visibility into the park.

Park Landscape

Upgraded landscape areas throughout the park will be a variety of low maintenance/drought tolerant, California-friendly varieties.

Embellished Decorative Fencing

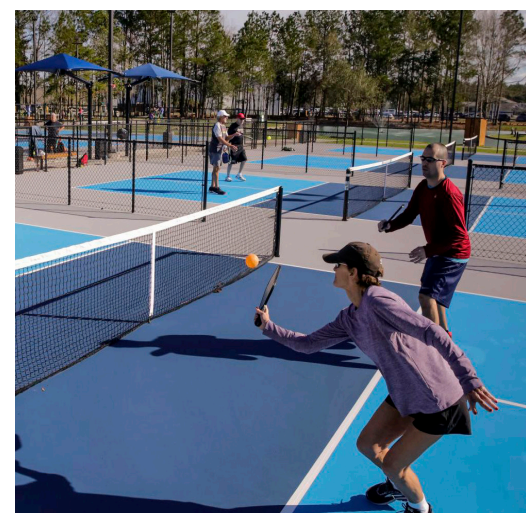
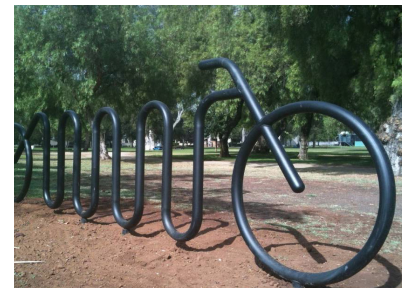
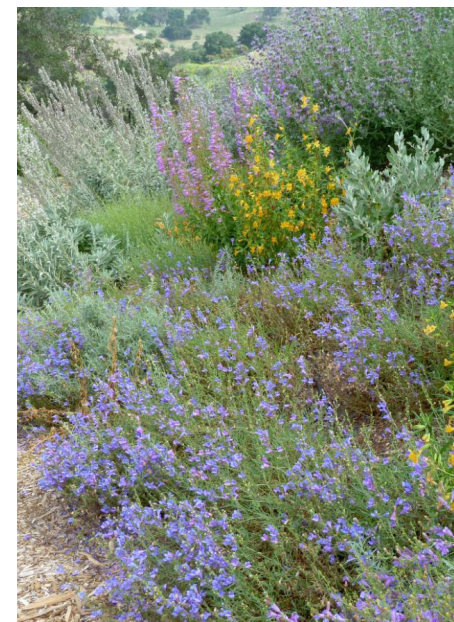
The current chainlink fencing with barbed wire at the edges of Escondido Creek is unsightly and presents an uninviting entry element to the park. Selected key areas of the chainlink fencing will be replaced with new chainlink fencing that will have artistic decorative features representing the history of Escondido.

Maintenance/Service Entry

A new paved driveway is proposed off of North Broadway.

Sport Courts

An area reserved for sport courts will be installed on the west side of Escondido City Hall; responding to the community feedback results. The area is sized to accommodate three pickleball courts or two half size basketball courts. Court type and striping will be determined during project development and construction. They are located close to the parking lot for ease of access and to limit the noise created by the courts. This location will not impede use of the lawn area during large events.



PROGRAM CHARACTER IMAGERY

Existing Memorials

The existing memorials are intended to remain as is, with minor paving improvements for improved accessibility.

Escondido Creek Trail

A new concrete walkway will be installed on the northern portion of the Creek to connect the bridges to Escondido Blvd.

EV Parking

New electric vehicle (EV) charging stations are in development by the City to be installed in the north parking lot south of Woodward.

AQUATICS

Pool Building

The existing pool building will be removed and replaced with a new building to include a ticketing, lifeguard and first aid office area, restrooms, lockers rooms, a multipurpose room, and a mechanical room.

Competition Pool

The existing pool facility does not meet current codes or community needs. The plan shows the option of a new facility that includes a pool sized to accommodate larger recreation events and programs and competitive events that are compliant with NFHS and California Interscholastic Federation (CIF) standards.

Recreation Pool

A second pool dedicated to recreational use will be installed. This pool could include beach entry, areas for swim lessons, water aerobics, lap swim, and additional recreational space. A second recreational pool would provide more usage availability for public vs. competition use.

Bleachers

A new spectator area will be installed for competition events and parent seating during swim lessons.

Lawn “Zoo” Area

Within the aquatic facility, a lawn area will be used for kid’s play as well as a waiting area during competitions.

4.2 VIABLE AMENITIES

The Project Team did not present amenities that would encumber annual events held at the park, were incompatible with other amenities, or were already sufficiently programmed at nearby parks. The amenities not presented for these reasons were:

Dedicated Sports Fields – Dedicated sports fields and the concrete walkways needed to access them would divide the fields and consume much of the high-priority green space needed to accommodate pick-up play and special event usage.

Water Play (Pools, Splashpads) – Based on the overwhelming community feedback that a splashpad should be free to access, it is not shown as being located within the new aquatic facility complex. With the relocation of the park restrooms already in progress, the City is investigating other park locations where the infrastructure exists to accommodate a freely accessible splashpad. See Appendix B for further information.

Dog Park – Off-leash dog parks require defined and fenced- in spaces for large and small dogs. This substantial use of land would have limited other recreational options. During the community outreach process, some community members asked for a dog park, however it was lower on the priority list. With the space requirements and lower ranking, this amenity is being considered for inclusion at other locations. Dogs on leashes are still allowed in the park.

4.3 PARK SAFETY

Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach to crime prevention that uses urban and architectural design and the built and natural environments. These concepts were an important part of the assessment of safety as existing and new amenities were considered. During the design phase, more specific consideration of CPTED will occur.



AQUATICS CHARACTER IMAGERY

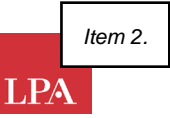


LEARN TO SWIM CHARACTER IMAGERY



CERTIFICATION CLASS CHARACTER IMAGERY

4.0 | recommendations for park improvements



Item 2.

The Master Plan Update calls for the following approaches during the design phase to enhance safety:

CPTED OBJECTIVE	APPROACH	DESIGN SOLUTION
Natural Surveillance	Increase visibility. Encourage more “eyes” on the park.	<ul style="list-style-type: none"> Minimize visual obstructions along perimeter (use low plants, open fencing, few furnishings). Sustain clear lines of site to primary assets (open playground system, open plaza layout). Lighting of park amenities, pathways and building perimeters.
Natural Access Control	Define access points. Identify where people belong and where not to be.	<ul style="list-style-type: none"> Partially frame the park with a low buffer planting Establish defined entry points aligned to paved pathways with paving to match the materials and colors from Maple Street Plaza. Use hedging and planting material to form natural barriers and encourage travel along pathways.
Territorial Reinforcement	Make it clear that property is owned and cared for.	<ul style="list-style-type: none"> Park signage to identify Park Rules and the City of Escondido as the operator. Design to support efficient and regular maintenance. Select amenities that are attractive and highly reliable.
Activity Support	Support continuous activation.	<ul style="list-style-type: none"> Include amenities to regularly draw users of all ages. Design and program spaces to encourage community-led activation.
Maintenance	Sustain site in “like new” condition, regularly repair & preserve.	<ul style="list-style-type: none"> Design to City’s Standards with commercially available equipment and furnishings, and vendor warranties.

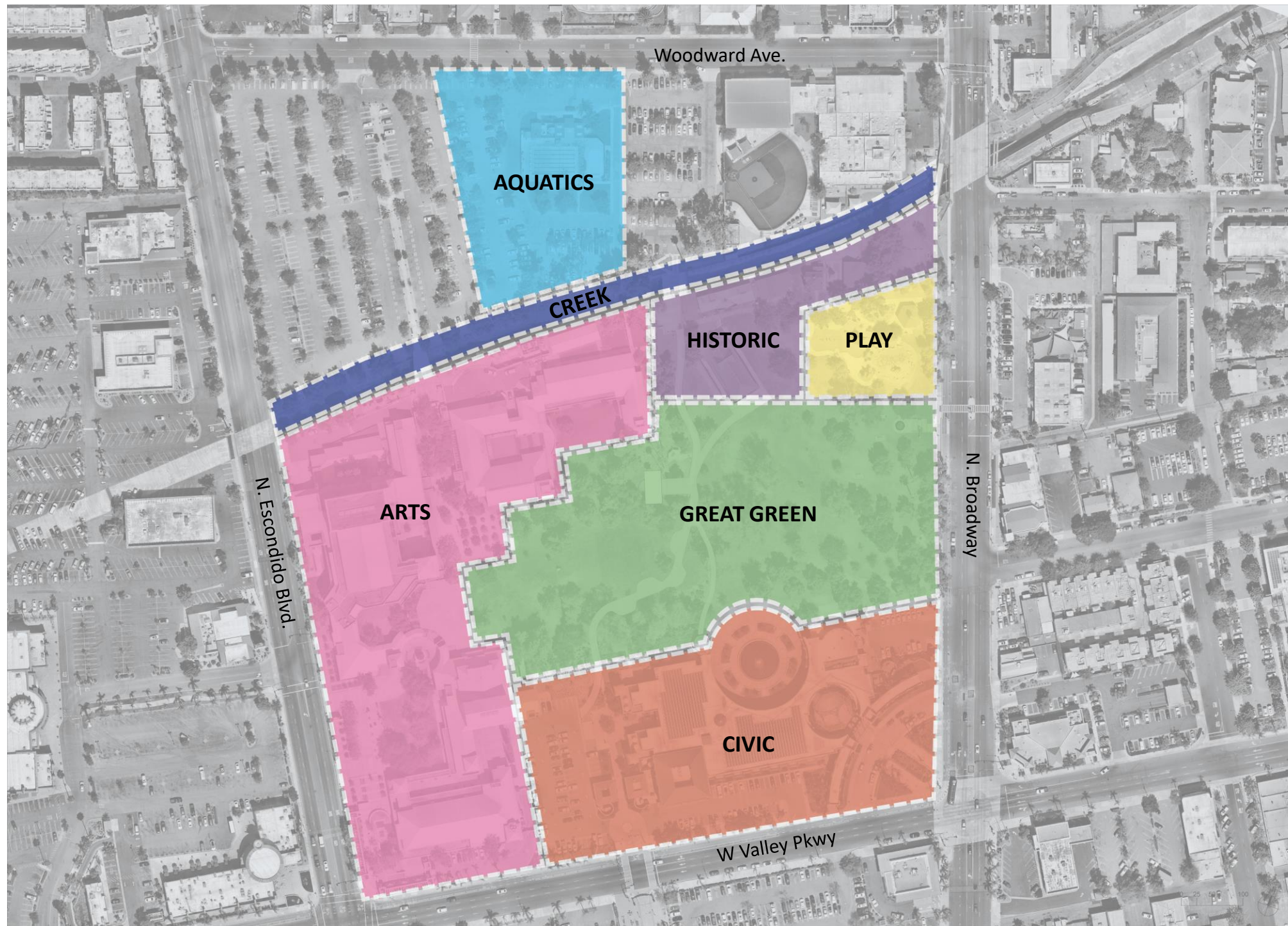


FIGURE 12 | SITE ZONE AREAS

ZONE AREAS

Defining the park into zoned locations supports increased wayfinding and future programming.



PRELIMINARY WAYFINDING CONCEPT

Initial draft of signage elements within the Grape Day Campus.

FIGURE 13 | PRELIMINARY WAYFINDING CONCEPT

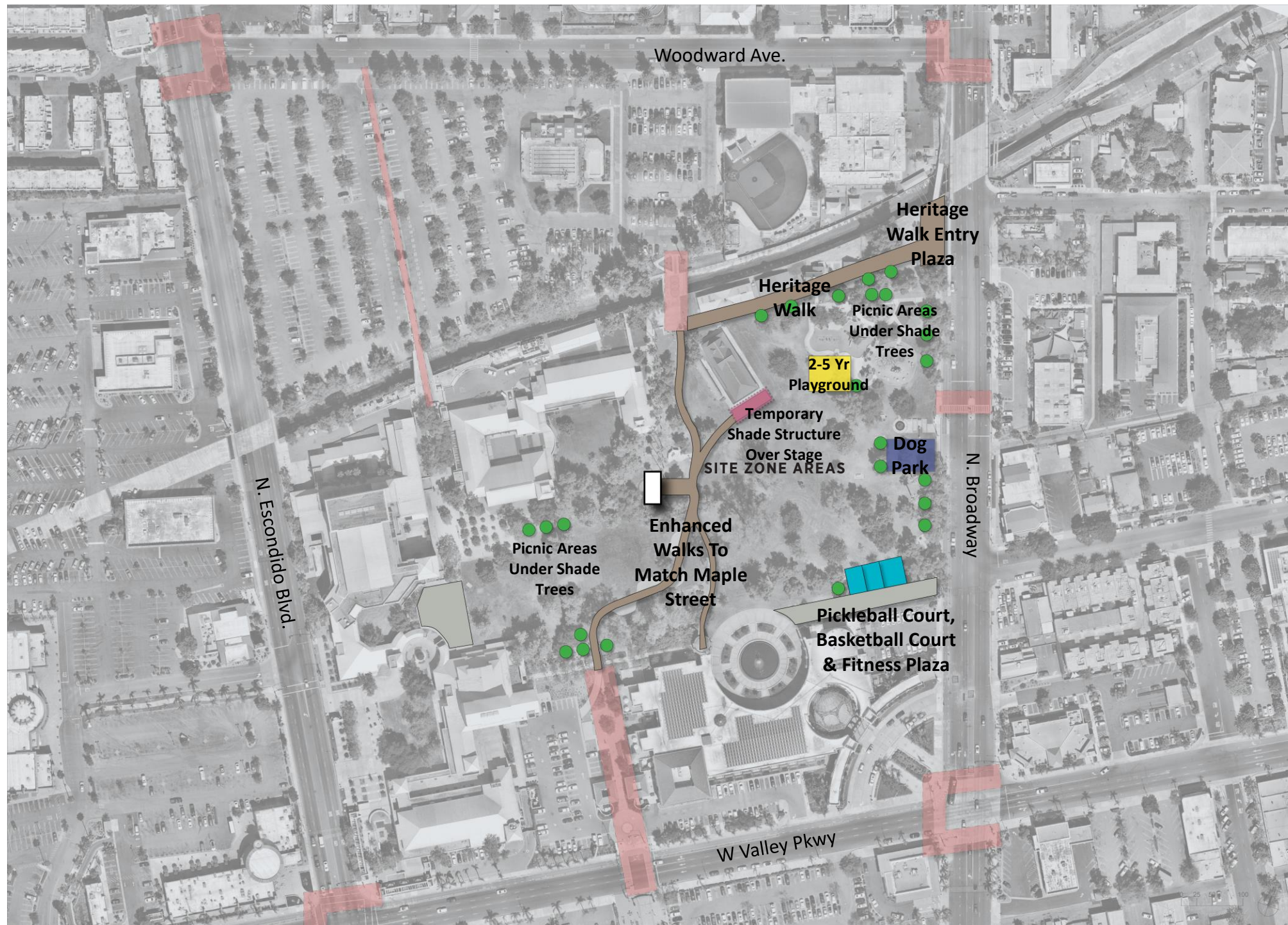


FIGURE 14 | DRAFT PARK PROGRAM

DRAFT PARK PROGRAM

Initial draft of program elements and amenities to be incorporated at edges of the park to conserve as much continued open lawn areas for events as possible.

Following the second workshop feedback; programs were adjusted to match the response and overall park design intent.

Draft Grape Day Park Master Plan

LEGEND

- 1 Concrete Stage
- 2 Heritage Walk with Memorials
- 3 Decomposed Granite Paving
- 4 Pedestrian Walkwalks with Maple Street Paving Accents and Security Lighting
- 5 Gateway Entry
- 6 Traffic Calming Enhanced Street Paving
- 7 Existing Bicycle Lane (Class I)
- 8 Picnic Area
- 9 Children's Play Area (2-5yr)
- 10 Tree Grove
- 11 Buffer Landscape
- 12 Restroom Building
- 13 Food Truck Pads
- 14 ADA Walk to Grape Day Park
- 15 Embellished Decorative Fencing
- 16 Historic Plaza
- 17 Maintenance/Service Entry
- 18 Heritage Walk Entry Monument
- 19 Bicycle Parking
- 20 Sport Courts
- 21 Existing Memorials
- 22 Pool Building
- 23 Recreation Pool
- 24 Competiton Pool
- 25 Bleachers
- 26 Lawn "Zoo"
- 27 Slides (2)
- 28 "Creekwalk" Pathway
- 29 EV Parking

- Items not identified on plans:**
- Landscape and Irrigation Improvements
 - Drainage and Water Management
 - Improved Electrical Services
 - Improved Educational Signage

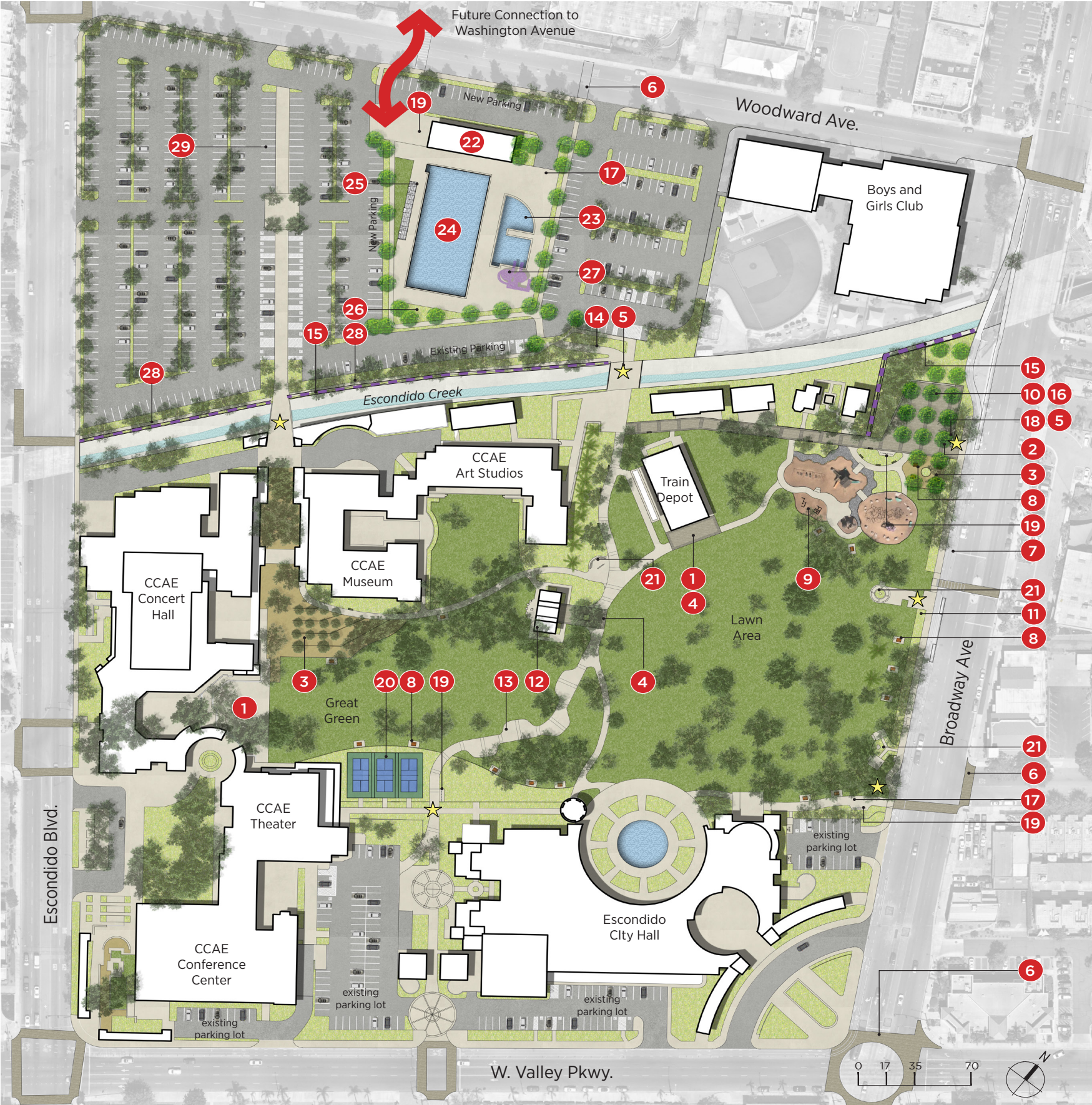
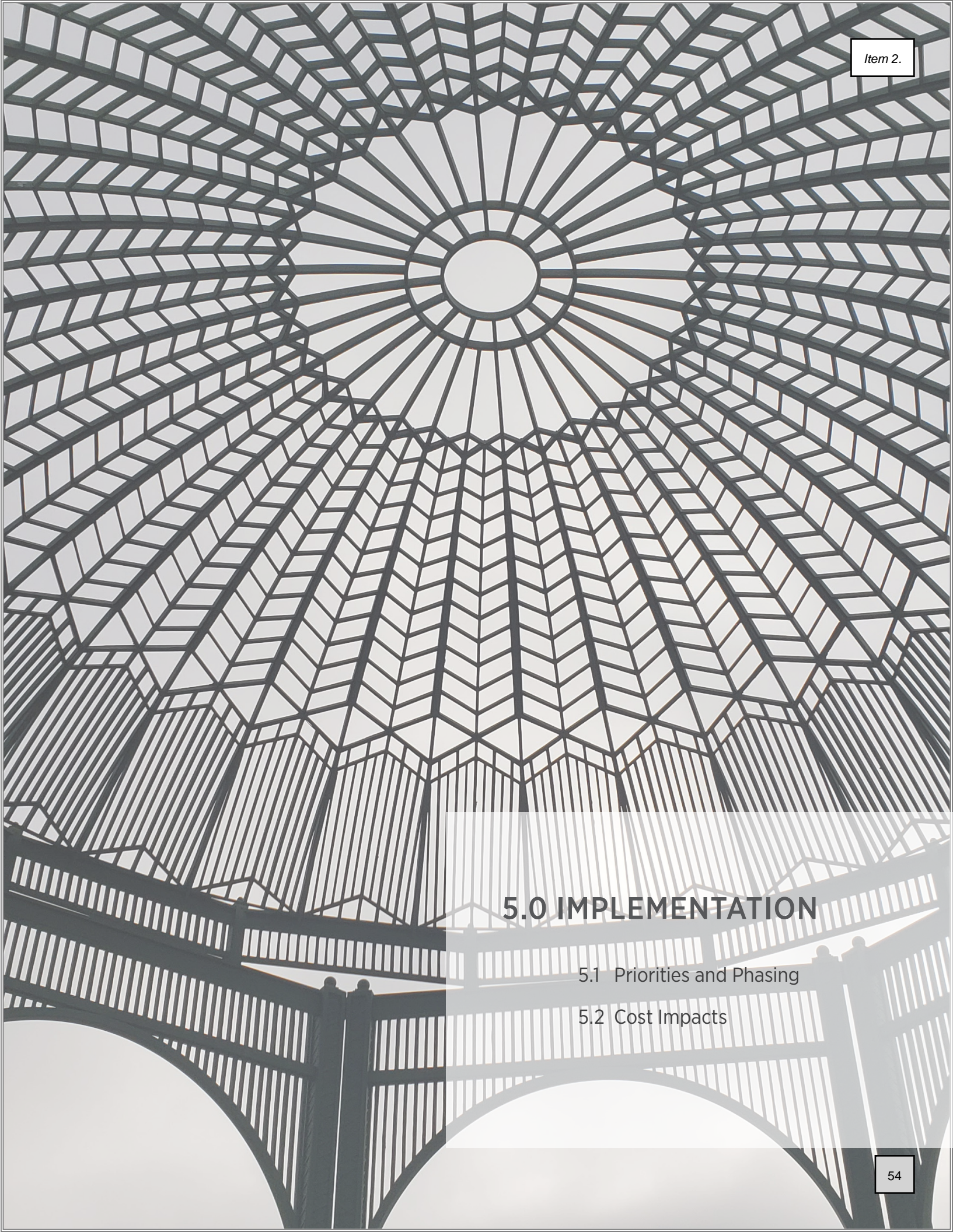


FIGURE 15 | DRAFT GRAPE DAY PARK MASTER PLAN



5.0 IMPLEMENTATION

5.1 Priorities and Phasing

5.2 Cost Impacts

5.0 IMPLEMENTATION

5.1 PRIORITIES AND PHASING

A good park plan establishes a development plan to the site's highest potential. Available budget and economic pressures may require that the park's design be phased or strategically reduced in order to deliver a functional park space.

The following phasing plan is only recommended if financial resources are limited.

Ongoing

- Park Maintenance
- Park activity with programming

Phase I (0-3 years)

- New aquatics facility
- Demolition of existing restroom
- Maintenance Entry
- Children's playground area (2-5yr)
- ADA walkway to Grape Day Park

Phase II (4-8 years)

- Heritage Walk and Entry Gateway
- DG Courtyard
- Pedestrian walkways with lighting
- Veterans Memorial improvements
- Picnic tables
- Traffic calming enhanced street paving along Valley
- New irrigation, drainage and sod for turf areas.
- Landscaping buffer planting along North Broadway (groundcovers, shrubs, and under-story plantings)

Phase III (9-20 years)

- Concrete walkways adjacent to the Train Car and on the north side of the Escondido Creek
- Sport courts
- Escondido Creek Fencing
- Remaining enhanced landscaping areas (groundcovers, shrubs and under-story plantings)
- Traffic calming enhanced street paving along Broadway and Escondido Blvd.

5.2 COST IMPACTS

The costs of development of the proposed park improvements are based on current rates and prices. As specific improvement areas are determined by the City to be implemented, a more thorough cost analysis and due diligence should be performed.

The charts on the following pages are a summary of the costs for each of the proposed development recommendations. Itemized costs for each area of recommendation follow on subsequent pages.



City of Escondido
Grape Day Park Masterplan
 Escondido, CA

ROM Cost Estimate
 March 27, 2023

Prepared for LPA Design Studios

City of Escondido
Grape Day Park Masterplan
Escondido, CA
ROM Cost Estimate

March 27, 2023

INTRODUCTION

BASIS OF ESTIMATE

This cost estimate is based upon undated Conceptual drawings and programs prepared by LPA design group along with verbal and written guidance from the design team.

ESTIMATE MARK UPS

The following markups are included in this estimate:

- 1) General Conditions
- 2) Overhead and Profit (OH&P)
- 3) Bonds & Insurance
- 4) Design Contingency
- 5a) Escalation to MOC, 10/11/24 12.74% Phase 1
- 5b) Escalation to MOC, 03/15/28 34.74% Phase 2
- 5c) Escalation to MOC, 03/15/38 69.74% Phase 3

EXCLUSIONS

The following items are excluded from this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond midpoint of construction.
- 3) FF and E, unless specifically referenced in this estimate.
- 4) Plan check fees and building permit fees.
- 5) Construction/Owner's contingency costs.
- 6) Construction management fees.
- 7) Soft costs.
- 9) Off-site work
- 10) Night time and weekends work.
- 11) Accelerated construction schedule.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen building condition.
- 2) Any changes to the scope of work not contained in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages.
- 3) This estimate assumes design - bid - build procurement method.
- 4) The prequalification process for General Contractor and Subcontractor has not been included in this estimate. If prequalification will be implemented, it will have a significant cost impact on the project.

City of Escondido
 Grape Day Park Masterplan
 Escondido, CA
 ROM Cost Estimate

DECORATIVE

03/27/23

CONSTRUCTION COST SUMMARY

Base Scope Elements	Total
PHASE 1: 0-3 YEARS	
NEW AQUATICS FACILITY	\$16,440,574
DEMOLITION OF EXISTING RESTROOM	\$10,200
CONCRETE MAINTENANCE ENTRY (2,000SF)	\$10,400
CHILDRENS PLAY AREA (2-5YR)	\$40,000
ADA WALKWAY TO GRAPE DAY PARK	\$10,900
Subtotal	\$16,512,074
Escalation to MOC, 10/11/24	12.74% \$2,103,638
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST - PHASE 1	\$18,615,712
PHASE 2: 4-7 YEARS	
HERITAGE WALK, PLAZA AND ENTRY GATEWAYS	\$498,250
DG COURTYARD (2,200SF)	\$11,440
PEDESTRIAN WALKWAYS AND GENERAL PARK IMPROVEMENTS (100,000SF)	\$520,000
VETERANS MEMORIAL RENOVATIONS	\$200,000
PICNIC TABLES, ALLOWANCE	\$180,000
TRAFFIC CALMING ENHANCED STREET PAVING (11,100SF)	721,500
NEW IRRIGATION / DRAINAGE RENOVATIONS (100,000SF)	\$325,000
PLANTING BUFFER ALONG BROADWAY	\$48,750
Subtotal	\$2,504,940
Escalation to MOC, 03/15/28	34.74% \$870,216
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST - PHASE 2	\$3,375,156
PHASE 3: 8-20 YEARS	
TRAIN DEPOT CONCRETE WALKWAYS (3,000SF)	\$90,000
HARD SPORT COURTS	\$1,125,000
DECORATIVE FENCING ALONG ESCONDIDO CREEK	\$72,000
LANDSCAPE IMPROVEMENTS / GARDENS	\$56,000
ESCONDIDO BLVD. & BROADWAY AVE. TRAFFIC CALMING ENHANCED STREET PAVING (12,750SF)	\$828,750
Subtotal	\$2,171,750
Escalation to MOC, 03/15/38	69.74% \$1,514,579
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST - PHASE 3	3,686,329
TOTAL ESTIMATED CONSTRUCTION COST - PHASE 1, 2 AND 3	\$25,677,197

BIBLIOGRAPHY

Grape Day Park Master Plan Draft, January 2015

Escondido General Plan, December 12, 2012

Downtown Specific Plan, August 7, 2013

Escondido Bicycle Master Plan, October 17, 2012

Escondido Creek Trail Master Plan
Report, January 10, 2012

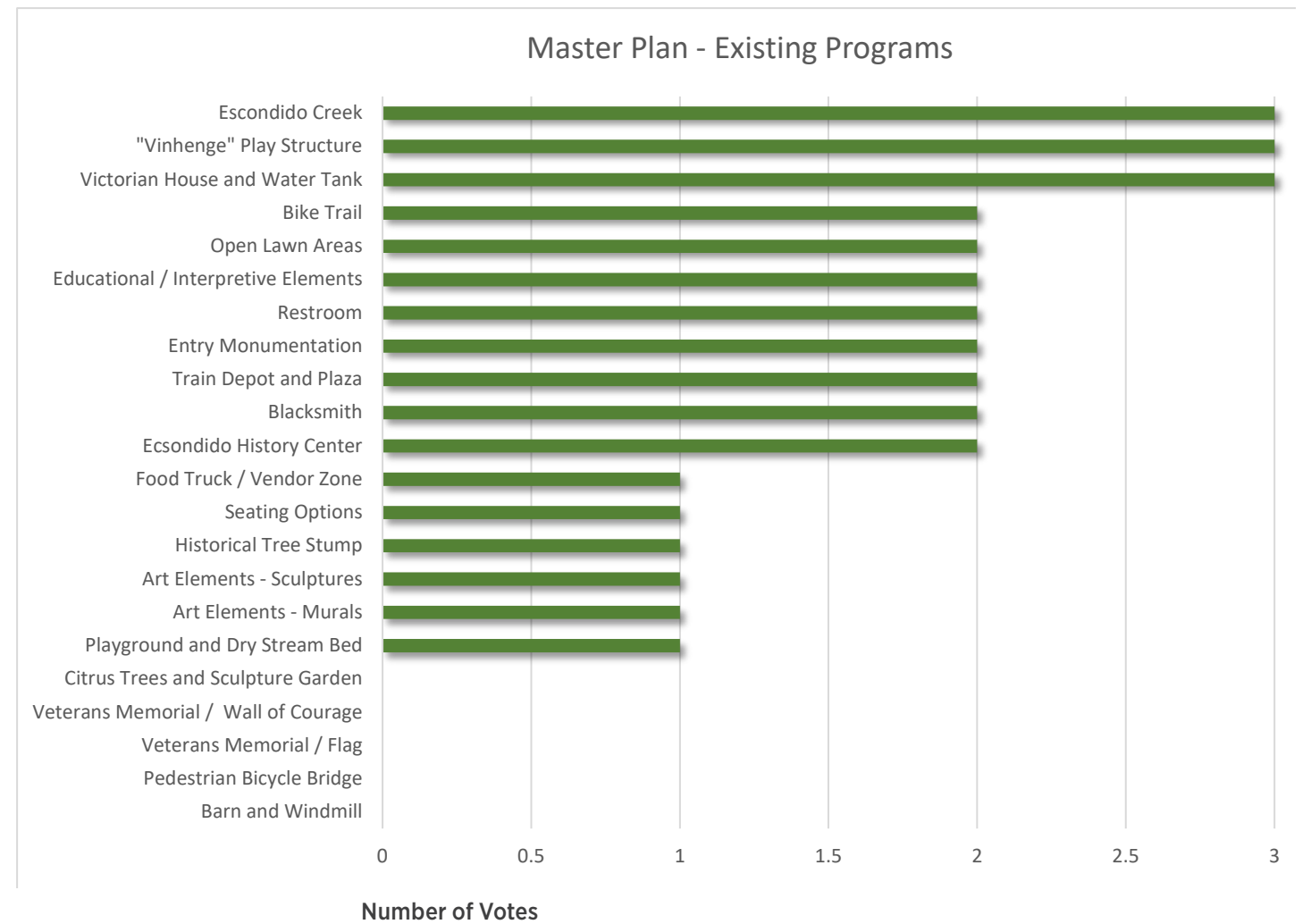
Revealing Escondido Creek Vision Plan, Spring 2010

Maple Street Pedestrian Corridor Master Plan &
Maple Street Pedestrian Plaza, May 5, 2010

APPENDIX A

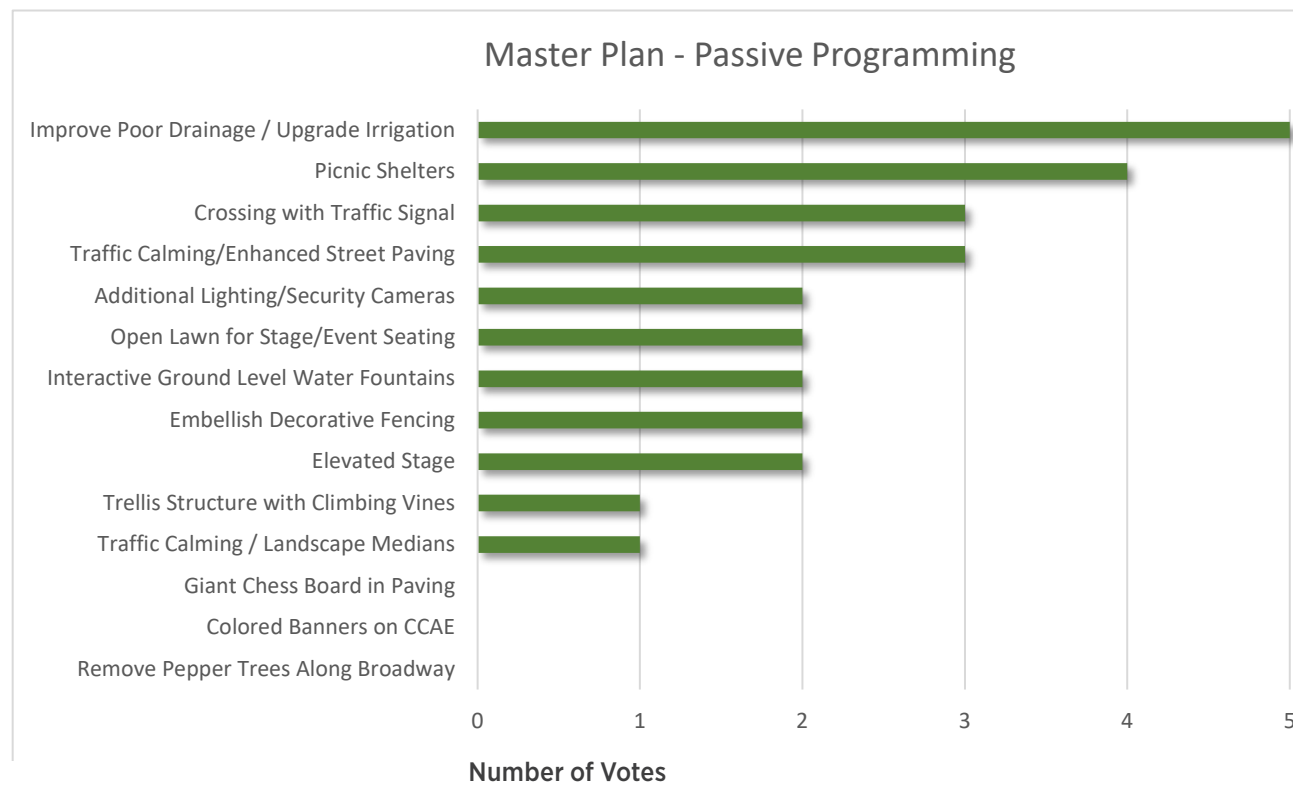
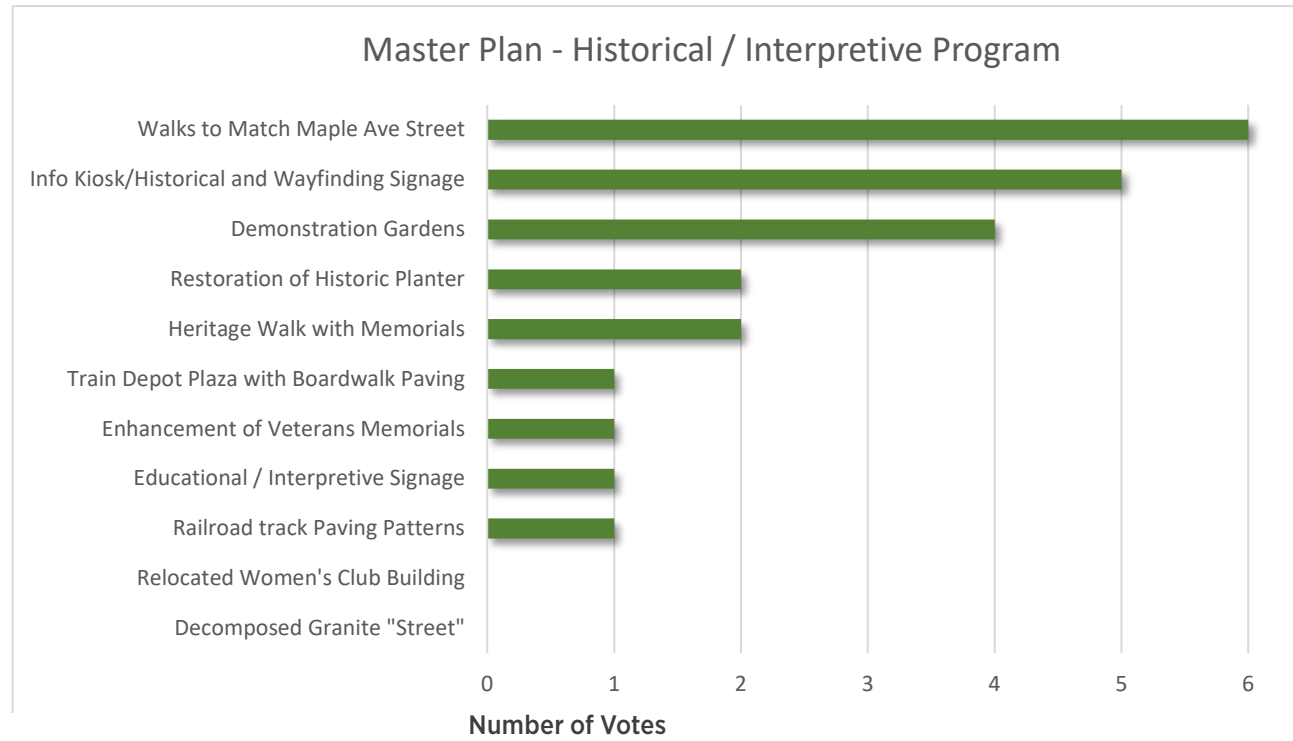
COMMUNITY WORKSHOP #2 RESULTS

Image Board Priorities



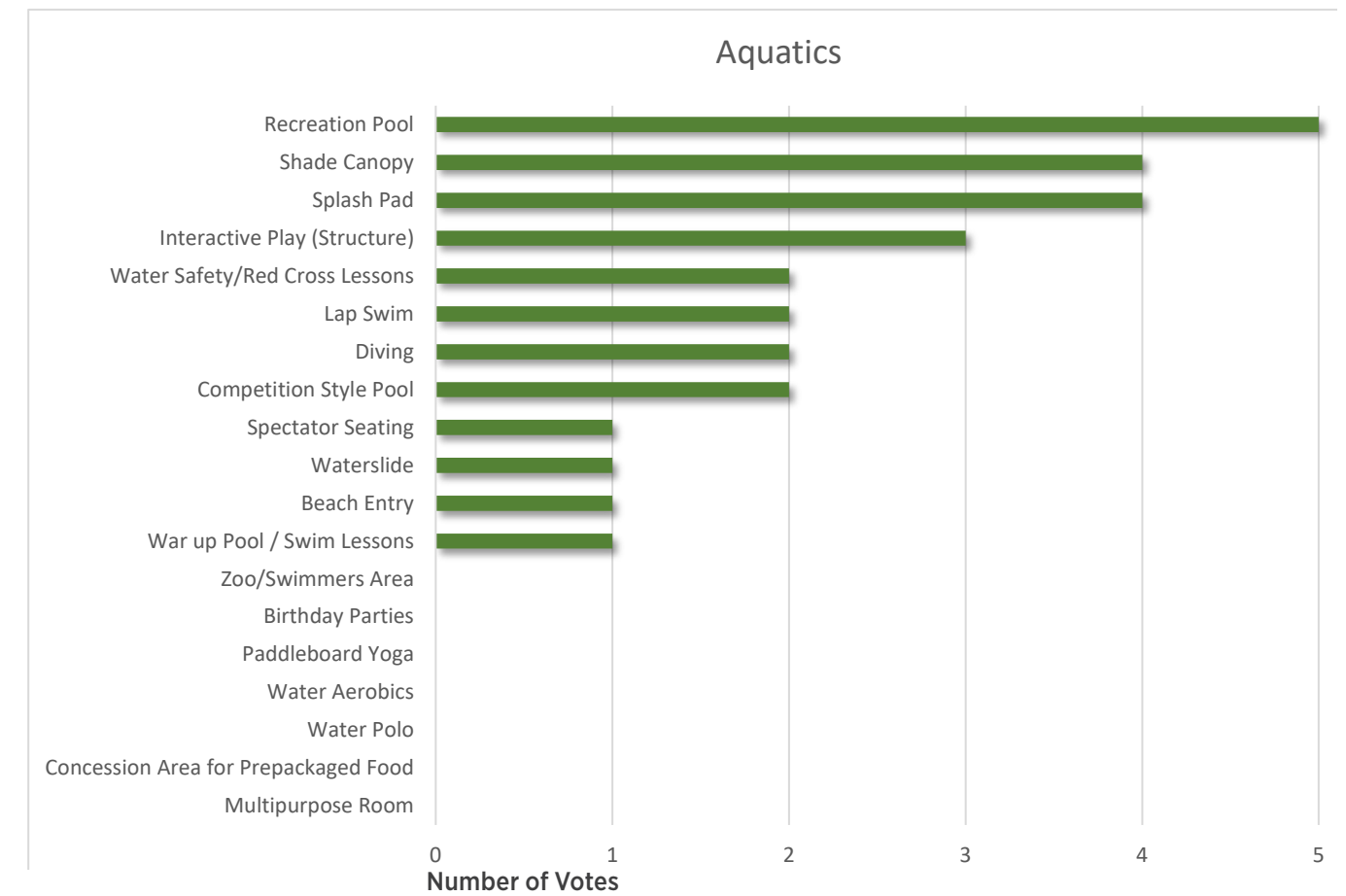
COMMUNITY WORKSHOP #2 RESULTS CONTINUED

Image Board Priorities



COMMUNITY WORKSHOP #2 RESULTS CONTINUED

Image Board Priorities



SMS SURVEY RESULTS

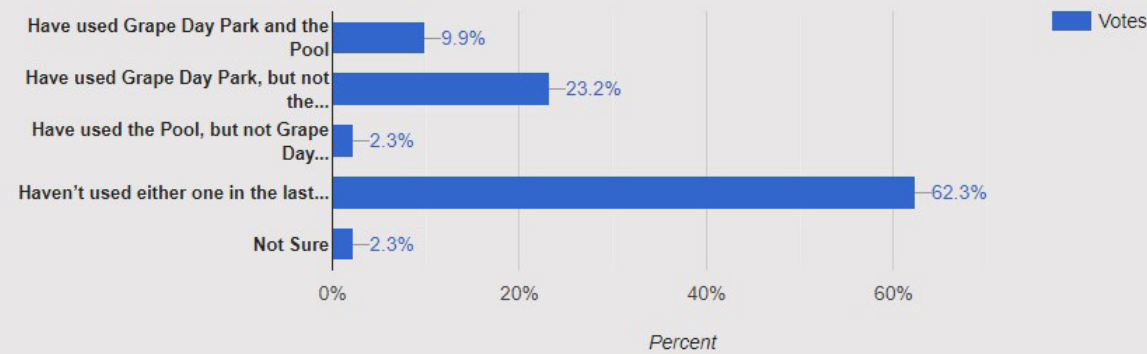
Q1 Grape Day Park is a large community park with historical features and space for recreation (next to Escondido City Hall and the California Center of the Arts). The James Stone Pool facility is located next to Grape Day Park.

In the last 12 months, which ONE best describes how you and your family have used the park and the pool?

(302 responses)

[Touch or click chart bars for details]

Show table view



APPENDIX

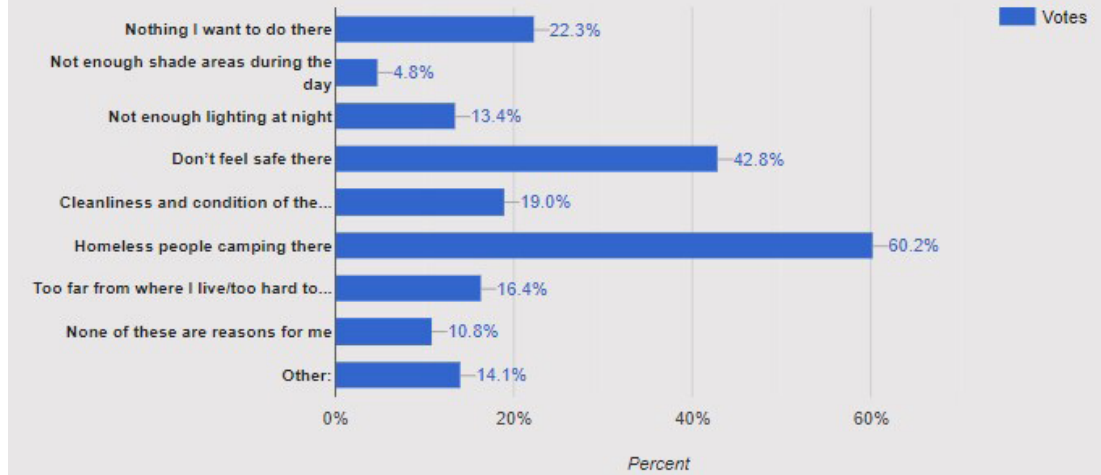
SMS SURVEY RESULTS CONTINUED

Q2 What are the main reasons you don't go to Grape Day Park more often (or at all)? (You can choose up to FOUR, if any)

(269 responses)

[Touch or click chart bars for details]

Show table view



Unfiltered responses

- No adequate parking
- Also I'm retired and don't have any young children therefore a really have no need to go to the park
- Old age but love the park sans homeless.
- Didn't no about it just don't go to parks much
- Surrounding streets aren't walkable enough, need intersections across 2nd at Kalmia St and Maple St

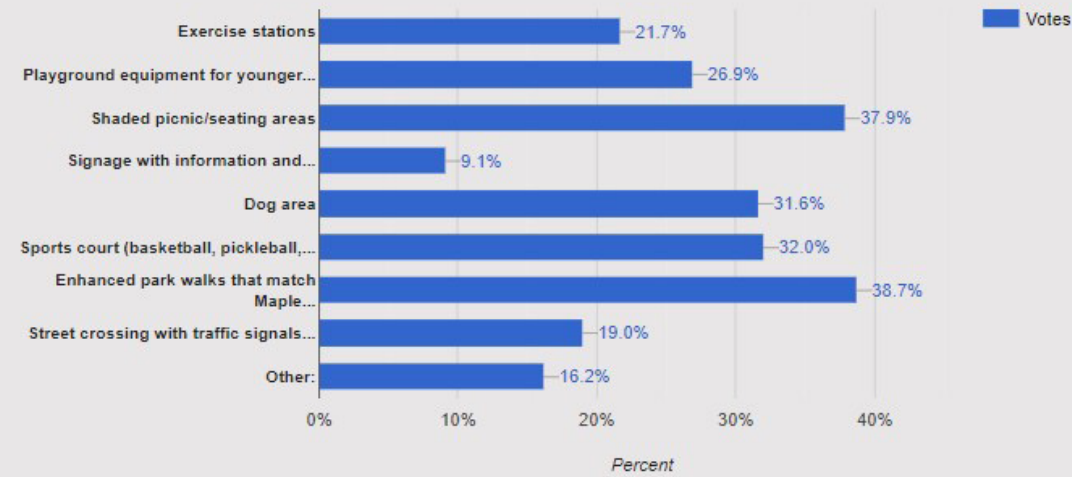
SMS SURVEY RESULTS CONTINUED

Q3 Which of the following potential new features would you or your family be likely to use at Grape Day Park, if any? (Choose all that apply)

(253 responses)

[Touch or click chart bars for details]

Show table view



Unfiltered responses

Outdoor events
Not a park person
More trees and a splash pad
None until homeless are taken care of.
Deal with homeless

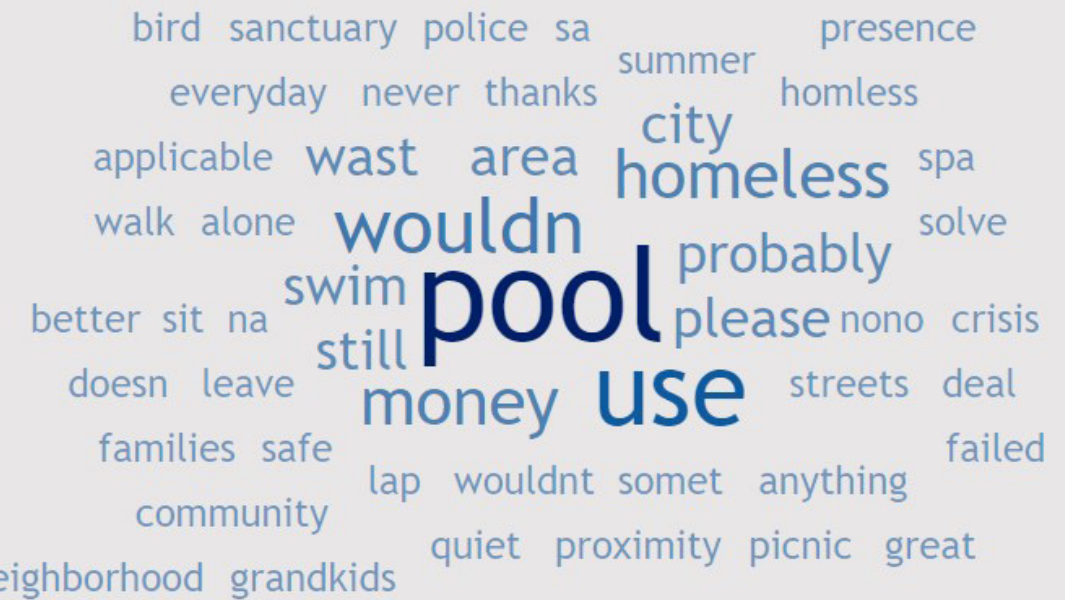
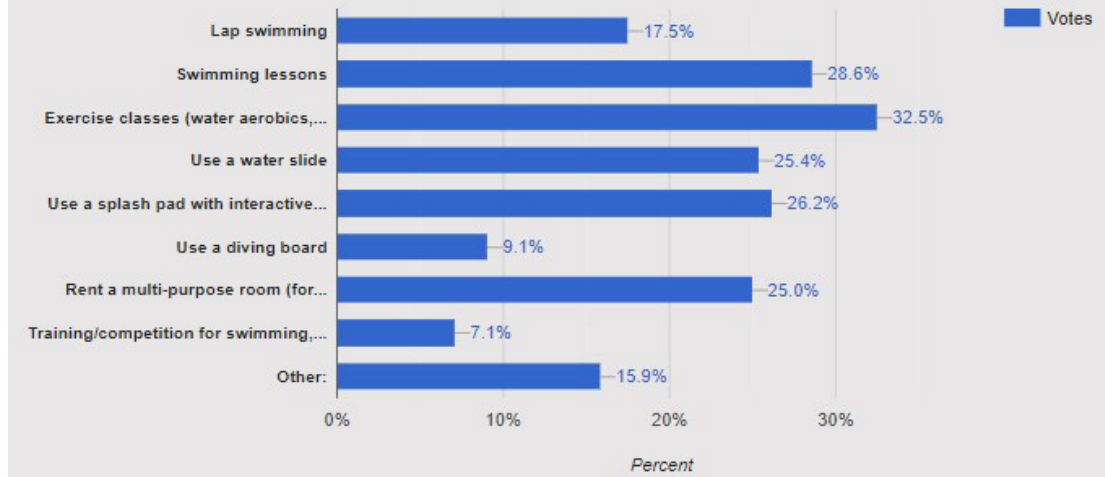
SMS SURVEY RESULTS CONTINUED

Q4 If a new pool facility was constructed, which of the following would you or your family be most likely to do there, if any? (You can choose up to FOUR, if any)

(252 responses)

[Touch or click chart bars for details]

Show table view



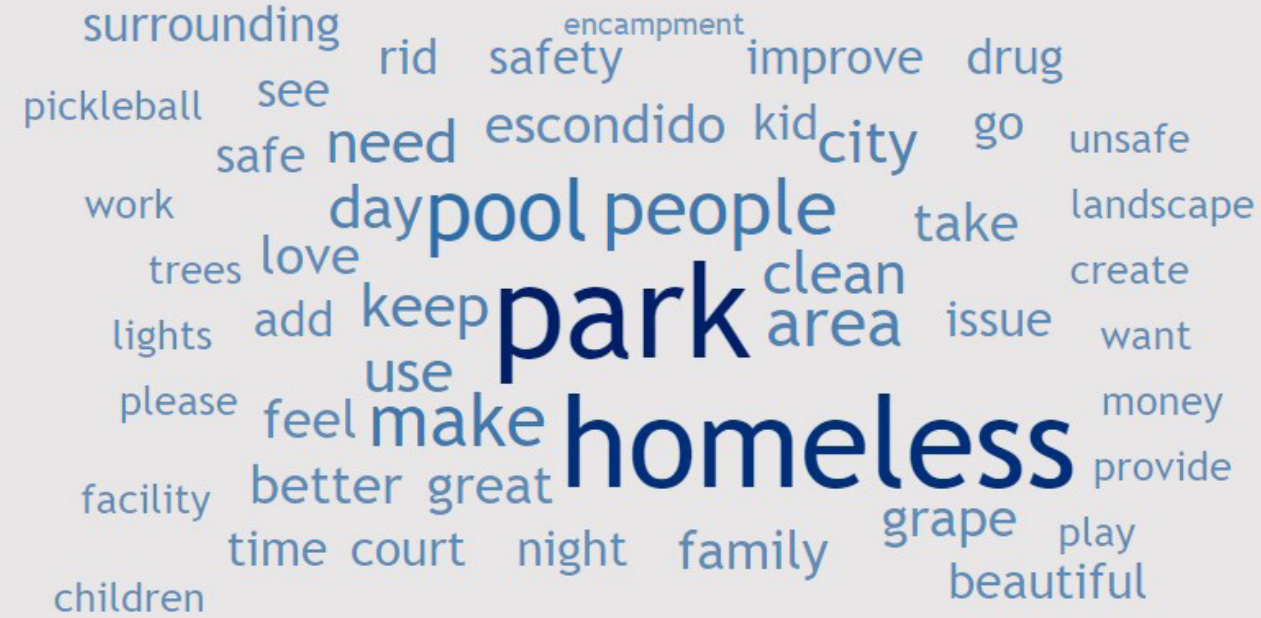
Unfiltered responses

No thanks.
Picnic areas in proximity to the pool
N/a
None because we have a pool.
None

SMS SURVEY RESULTS CONTINUED

Q5 And other comments or suggestions about possible improvements to Grape Day Park or the James Stone Pool?

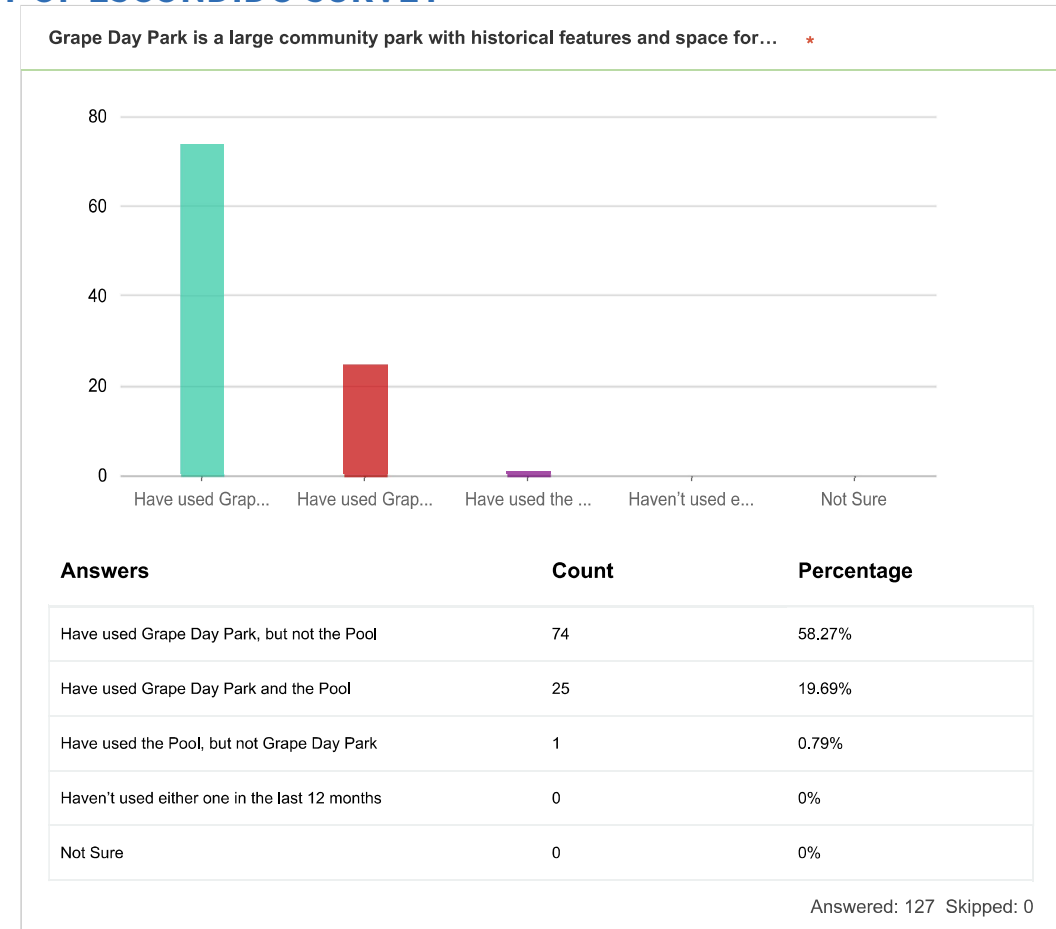
(83 responses)



Unfiltered responses

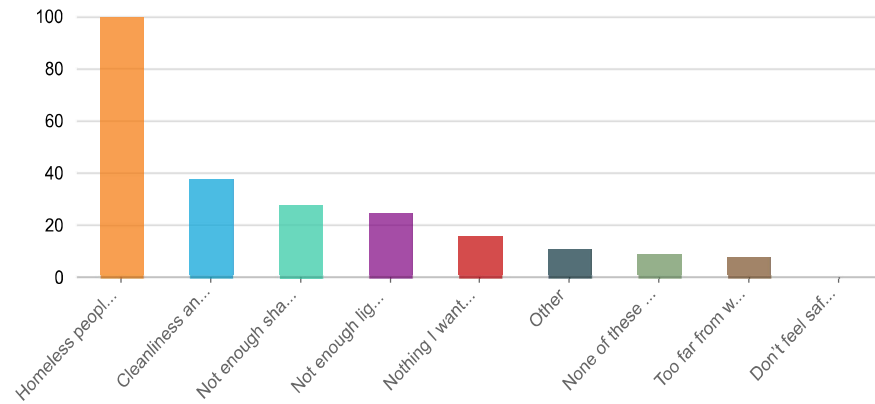
- Get rid of the homeless
- Main concern is safety - if there is a way to ensure homeless and what seems to be drug users are not in the park/hear the playground, we would feel more comfortable there.
- My kids are all grown and I'm not really inclined to go alone.
- Provide assistance for low income families to utilize facilities.
- Take care of the homeless population.

CITY OF ESCONDIDO SURVEY



CITY OF ESCONDIDO SURVEY

What are the main reasons you don't go to Grape Day Park more often (or at all)? (You can... *



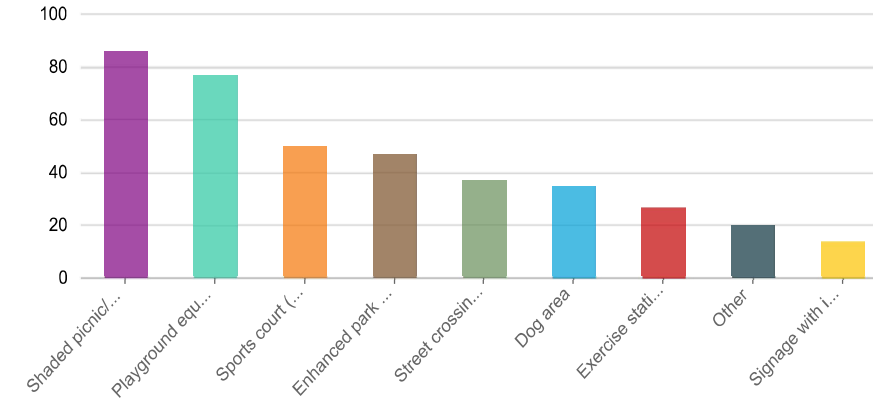
Answers **Count** **Percentage**

Answers	Count	Percentage
Homeless people camping there	100	78.74%
Cleanliness and condition of the equipment and landscape	38	29.92%
Not enough shade areas during the day	28	22.05%
Not enough lighting at night	25	19.69%
Other	11	8.66%
None of these are reasons for me	9	7.09%
Too far from where I live/too hard to get there	8	6.3%
Don't feel safe there	0	0%

Answered: 127 Skipped: 0

CITY OF ESCONDIDO SURVEY

Which of the following potential new features would you or your family be likely to use at... *

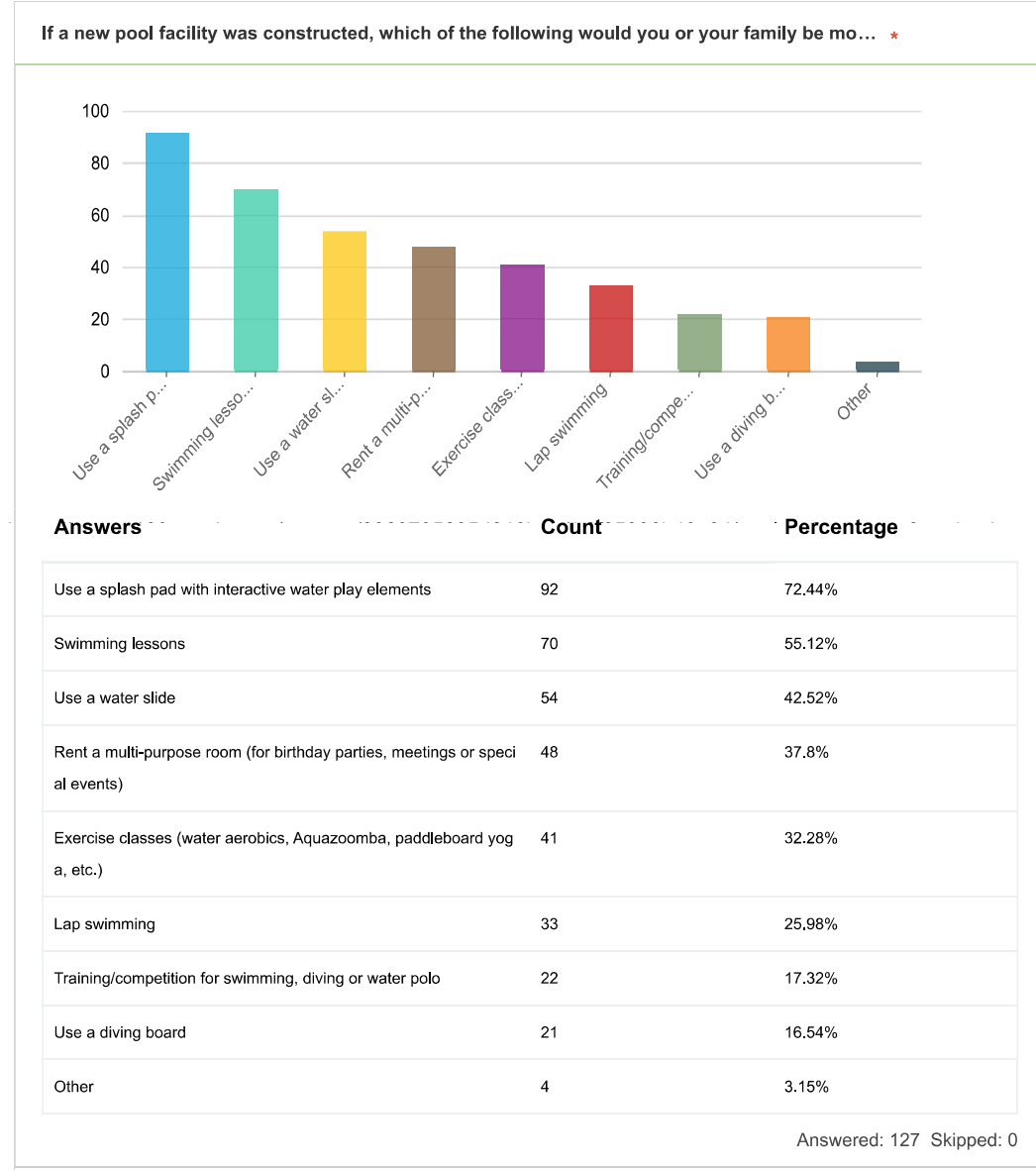


Answers **Count** **Percentage**

Answers	Count	Percentage
Shaded picnic/seating areas	86	67.72%
Playground equipment for younger children	77	60.63%
Sports court (basketball, pickleball, etc.)	50	39.37%
Enhanced park walks that match Maple Street Plaza	47	37.01%
Street crossing with traffic signals and traffic slowing pavement	37	29.13%
Dog area	35	27.56%
Exercise stations	27	21.26%
Other	20	15.75%
Signage with information and maps/directions	14	11.02%

Answered: 127 Skipped: 0

CITY OF ESCONDIDO SURVEY



CITY OF ESCONDIDO SURVEY

And other comments or suggestions about possible improvements to Grape Day Park or the...



Response	Count
Wish the pool was more active and splash pad would be nice. Park area need shade. More park items like swings, many go round and ect. The pond or wishing fountain need active for kids. Bubble station? Escondido over all need a indoor theme park activity for kids. Like low income and in our local distance.	1
We would definitely like to see a canopy or some shade over the children's playground along with the addition of a play area for toddlers or younger children.	1
We need to use the pool to develop local competitively swim, diving, and water polo opportunities for both high schools and club/ league play. We also should develop further a soccer sports complex at Kit Carson. Kids needs safe, healthy pursuits.	1
We need something to replace Palomar Family YMCA in our city. Thank you.	1
We moved here from Carlsbad and would rather drive back to their parks than go to the parks in Escondido. The parks there, as well as Encinitas, and San Marcos are so much nicer and feel safer. Please consider a park and pool/splash pad area similar to Alga Norte in Carlsbad	1
Water polo youth team/ classes. Diving classes, youth swimming team. Clean out the homeless camps. More people would come and enjoy the park if we were not afraid of homeless.	1
Updated climbing play structures. More shade.	1
I believe all of Escondido needs to start including cultural and educational pieces that honor the original peoples. Especially when many who reside in Escondido could use the representation. It would serve as an educational opportunity to those who do not have access to such history also commemorate the community in which lands, we are on.	1
Honestly, the amount of homeless people there and the condition of the bathrooms are big downside of this otherwise beautiful park. I love the trees and the historical centers.	1
Have the park revolve around the children of Escondido. Families should feel safe when visiting and adolescents should be motivated to exercise. We need to work on the homelessness issue and improve washrooms. Also, sport activities such as basketball courts and small soccer pitches would be great for teenagers who would love better their athleticism.	1
Handball for grape day park	1
Grape Day park safety is the #1 reason I don't go here. It's already a really lovely park and all these added elements would be beautiful, but I've been harassed and followed out of the park by scary people multiple times with my younger children. I do not feel safe.	1

CITY OF ESCONDIDO SURVEY

Giant obstacle water course for parties	1
-Free Splash pad play ground area. -City needs more lighted courts for tennis and pickleball	1
Figuring out the homeless population and security since there have been occasions where the homeless have tried to grab younger kids.	1
Extremely dirty and unsafe with transients and drug use/paraphernalia. Bathrooms are just as bad.	1
Escondido will greatly benefit from an Aquatics Center!!!! More than just a competition pool but a destination for large scale aquatic events and activities for kids.	1
Escondido is an artistic community, and an artistic splash pad (with children still in mind for use) in this park beside the California Center for Arts would be a great opportunity for public art, as well as a summer activity for our kids. This could be enjoyed by community members not "splashing" and could be enjoyed year-round when the water is turned off.	1
Double deep pool for water polo tournaments! North county doesn't have enough deep pools!	1
Concerts in the Park like Del Mar and Poway and Coronado History tours of the area on the weekends with volunteer docents.	1
Community use needs to be priority for pool, not high school usage. They should rent at market rate after their contribution to build the facility.	1
Community room for hosting events. A splash pad and other water play structures. Shaded canopies over the play area would be nice as well. Also, consider adding security to the park like some County parks/facilities.	1
Cleaner/updated bathrooms.	1
Clean up cute historic part with houses and metal working. Easier for kids to see/experience it. Thank you so much for investing in this area!!!	1
Can you guys add swings for big kids. Or food trucks	1
At times it isn't safe. There are too many homeless. There isn't enough parking.	1
As a former coach for high school water polo, it is time for a full pool facility that not only accommodates our high schools athletics programs, but is a safe place for families to engage in aquatics programs.	1
A toddler friendly playground and a splash pad would get a lot of use from this community	1
A splash pad is much needed in Escondido with our hot weather. A shaded playground is also a necessity. The slides get too hot in the summer. The mulch also needs to be restored every few months as it breaks down. It is currently at a very low level and it is difficult for kids to climb the structure as the ground underneath them is much lower than what is intended.	1
I believe all of Escondido needs to start including cultural and educational pieces that honor the original peoples. Especially when many who reside in Escondido could use the representation. It would serve as an educational opportunity to those who do not have access to such history also commemorate the community in which lands, we are on.	1
Honestly, the amount of homeless people there and the condition of the bathrooms are big downside of this otherwise beautiful park. I love the trees and the historical centers.	1

CITY OF ESCONDIDO SURVEY

Have the park revolve around the children of Escondido. Families should feel safe when visiting and adolescents should be motivated to exercise. We need to work on the homelessness issue and improve washrooms. Also, sport activities such as basketball courts and small soccer pitches would be great for teenagers who would love better their athleticism.	1
Handball for grape day park	1
Grape Day park safety is the #1 reason I don't go here. It's already a really lovely park and all these added elements would be beautiful, but I've been harassed and followed out of the park by scary people multiple times with my younger children. I do not feel safe.	1
Giant obstacle water course for parties	1
-Free Splash pad play ground area. -City needs more lighted courts for tennis and pickleball	1
Figuring out the homeless population and security since there have been occasions where the homeless have tried to grab younger kids.	1
Extremely dirty and unsafe with transients and drug use/paraphernalia. Bathrooms are just as bad.	1
Escondido will greatly benefit from an Aquatics Center!!!! More than just a competition pool but a destination for large scale aquatic events and activities for kids.	1
Escondido is an artistic community, and an artistic splash pad (with children still in mind for use) in this park beside the California Center for Arts would be a great opportunity for public art, as well as a summer activity for our kids. This could be enjoyed by community members not "splashing" and could be enjoyed year-round when the water is turned off.	1
Double deep pool for water polo tournaments! North county doesn't have enough deep pools!	1
Concerts in the Park like Del Mar and Poway and Coronado History tours of the area on the weekends with volunteer docents.	1
Community use needs to be priority for pool, not high school usage. They should rent at market rate after their contribution to build the facility.	1
Community room for hosting events. A splash pad and other water play structures. Shaded canopies over the play area would be nice as well. Also, consider adding security to the park like some County parks/facilities.	1
Cleaner/updated bathrooms.	1
Clean up cute historic part with houses and metal working. Easier for kids to see/experience it. Thank you so much for investing in this area!!!	1
Can you guys add swings for big kids. Or food trucks	1
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APPENDIX B

SPLASHPAD ALTERNATIVES

As of 2023, at a minimum, current County Department of Health codes require restrooms be located within 300' of a splashpad, restroom fixture counts in accordance with meeting the size of the splashpad, as well as vehicle access to the mechanical room servicing the area at a minimum. In the 2015 Plan, the splashpad was located south of the existing playground. Given the existing, in-progress project to relocate the park restrooms to a more central location and demolish the aged and non-compliant facility, this splashpad location would not comply with current health code requirements. The project design team studied two different locations within the Grape Day Campus. The first location would be directly adjacent to the new aquatic facility. See figure B1.

PROS:

- Mechanical rooms for pool and splashpad could be co-located for easier maintenance; and
- This location would have the benefit of using the same restroom as the pool facility and could be sized to meet code at no additional cost.

CONS:

- Splashpad would likely require a fee;
- Larger pool building or separate restroom building that has restroom access outside of the pool enclosure; and
- Safety concerns with parking lot adjacency.

The second location option is within Grape Day Park near the new restroom building. See figure B2.

PROS:

- Proximity to the new restroom building; and
- Located along the vehicular access route for easy maintenance.

CONS:

- Location would be central in the park, creating a larger barrier in the Great Green lawn area;
- Memorials would likely need to be relocated; and
- No adjacent parking.

As a third alternative, a location at a different park was suggested. The design team reviewed Grove Park for the inclusion of a splashpad. Grove Park was chosen as one of the nearby public parks that could support a splashpad with minimal upgrades due to the existing infrastructure. See figure B3.

PROS:

- Existing restroom building;
- Located at an accessible intersection;
- Existing adjacent parking;
- Splashpad can be located to provide easy vehicular access for maintenance;
- Would be freely accessible to the public; and
- Would distribute water accessibility to more areas around the City.

CONS:

- A new shower would need to be installed; and
- Size of the splashpad is limited to the existing restroom fixtures.

The City along with the design team concluded that a location at an existing park that contained restroom facilities would be more appropriate for a splashpad. Further analysis of existing parks and amenities should be reviewed for a splashpad site selection.

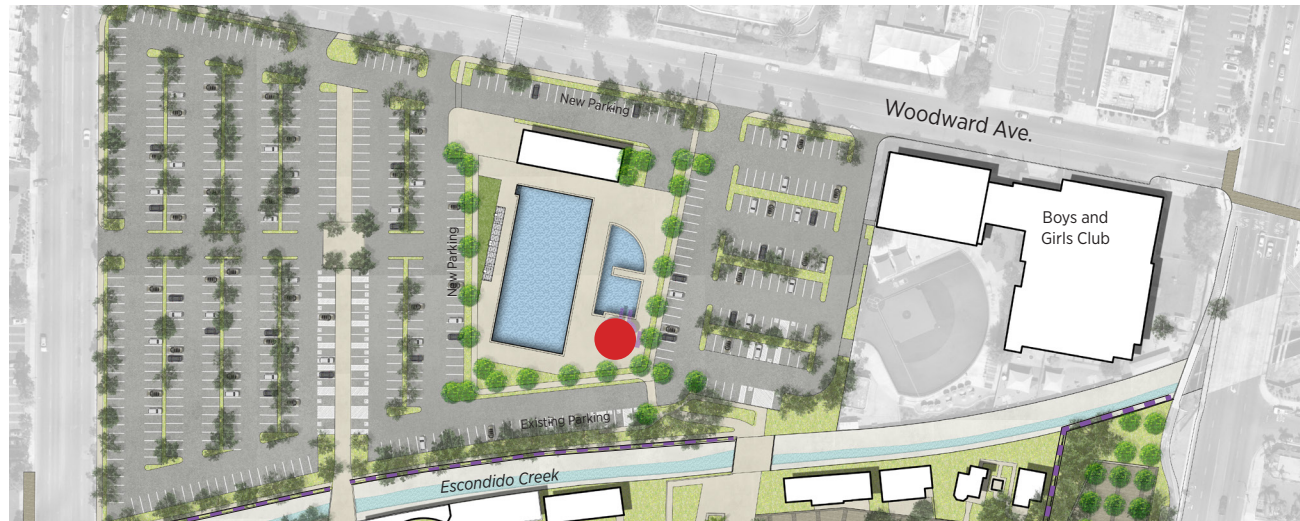


FIGURE B1 | SPLASHPAD OPTION 1

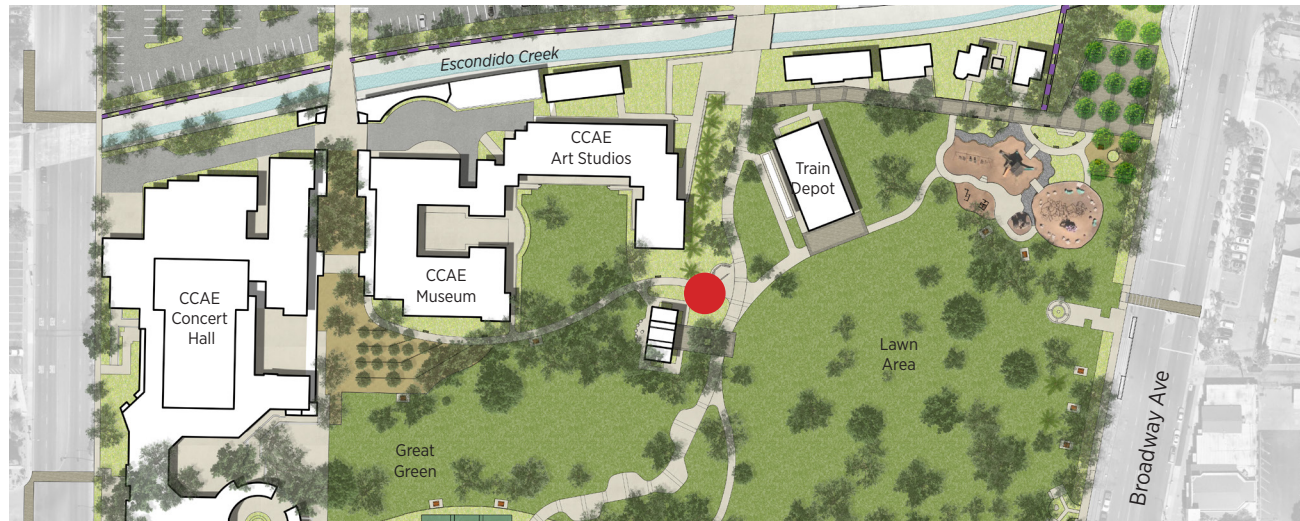


FIGURE B2 | SPLASHPAD OPTION 2

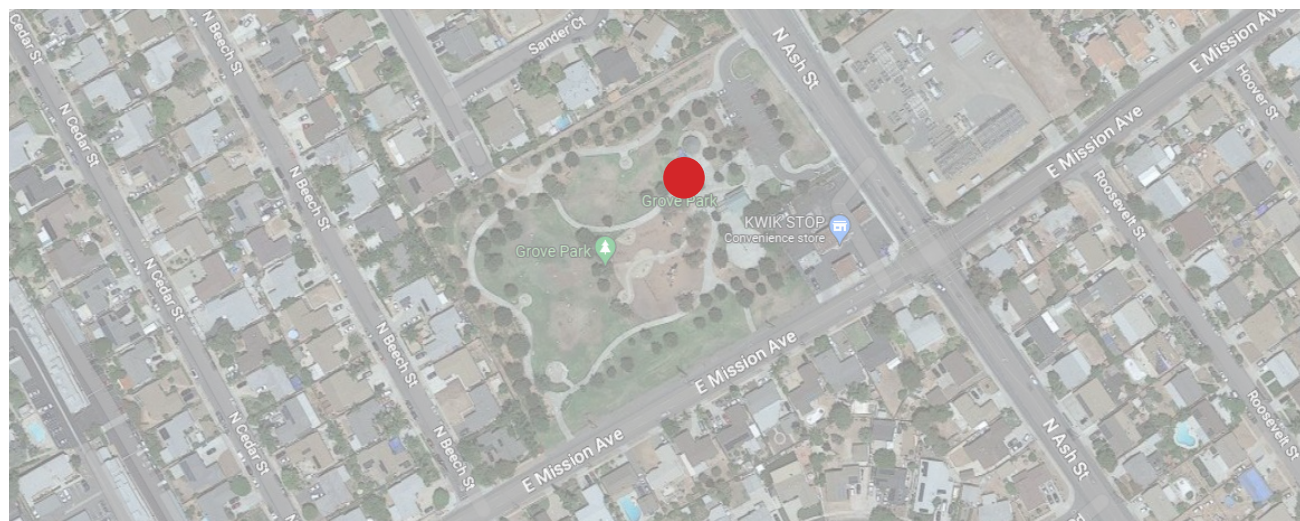


FIGURE B3 | SPLASHPAD OPTION 3

APPENDIX C



Grape Day Park Master Plan - Draft

January 2015



Acknowledgements

Escondido City Council

Sam Abed
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Justin Caron, Aquatic Design Group

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CHAPTER ONE - EXECUTIVE SUMMARY

1.1 VISION, GOALS, AND OBJECTIVES

Purpose of the Master Plan

- Engage and receive input from stakeholders, including businesses, users, renters, and neighborhoods around the park
- Generate ideas that will make the Park a beautiful, inviting, safe, and fun destination for individuals and families
- Develop these ideas into a Comprehensive Master Plan that will guide park improvements

Goals of the Master Plan

- Create a fantastic park for the entire community
- Develop ideas and plans for the children’s playground expansion around the stump of the Eucalyptus tree
- Celebrate the history of Escondido and the park
- Improve linkages with adjacent public facilities and gathering places including Maple Street Plaza, Bicycle trails, Escondido Creekwalk trail, and Children’s Museum

Background

Grape Day Park is Escondido’s oldest municipal park and located in the city’s downtown area. In 2013, the City Council directed city staff to commission a new master plan for the Park. Grant funding had been received in order to immediately complete Phase 1 of the Master Plan – the design and construction of a new playground within the park for children ages 5-12. Grape Day Park’s 22 acres currently provide active and passive recreation opportunities accommodating formal and informal use.

The park’s primary features include:

- The Escondido History Center and Heritage Walk with several historic structures;
- ‘Vinehenge’, an interactive public art play structure;
- Jim Stone Municipal Pool;
- City Hall municipal offices;
- California Center for the Arts, Escondido involving a 2,500-seat performing arts center, 400-seat community theater, conference center, museum, and related support offices;
- Parking lots accommodating 400+ vehicles;
- Public art sculptures and memorials; and,
- Open lawn areas (no organized sport facilities), benches, picnic tables, restrooms.

The site is within the 460-acre Downtown Specific Plan Area (SPA #9), which is divided into seven (7) 'Districts' and zoned 'Specific Plan' (SP). The Downtown Specific Plan allows for up to 5,275 residential units; approximately 1,200 units have been constructed. Grape Day Park is located within the 'Park View District' of the SPA, which provides opportunities for a creative, high-quality mix of office, general retail, and upscale residential uses. The Park View District is intended to provide visual and physical linkage to Grape Day Park as well as the facilities and features adjacent to the City Hall complex and the California Center for the Arts, Escondido.

Grape Day Park is downtown's primary recreational amenity as well as a central gathering place for the entire community. It is therefore critical to assess the existing conditions and begin to address the needs (recreational facilities, features and infrastructure) of anticipated growth. The Master Plan takes into account adjacent community features to identify complementary uses that generate community-oriented activity in the park. Links to greenways, boulevards, festival streets, bicycle routes and transit were all considered and planned for in the Master Plan.

The development of the Master Plan also includes amenities that help foster an active, well-used space and shall evaluate opportunities for expansion north of Woodward Avenue in order to accommodate access from areas north of Washington Avenue. The design encourages both formal and informal use by balancing the amount of programmed space with more flexible, un-programmed space and provides seating areas that are coordinated with shade, landscaping, lighting and views to focal points.

Mission, Vision, and Values

MISSION: *The goal of the Consultant and City staff in developing the Grape Day Park Master Plan and playground design ~*

Grape Day Park is an historic community treasure that offers the Escondido community of all ages, backgrounds, and interests a cultural and recreational destination; celebrating the City's agricultural roots while providing active and passive outdoor activities for future generations.

VISION: *The focus of the Consultant and City staff while developing the Master Plan and playground design ~*

- Integrating the Creek into the Park's environment as a natural element reminding us of the force and beauty of nature
- Creating a collaborative environment for the City of Escondido, the California Center for the Arts, and the local History Center where as a combined or separate entities, the Escondido community has access to cultural, historical, and civic opportunities
- Providing active and passive play areas for children of various ages
- Offering active health-improving options for adults
- Developing the James Stone Pool as a means for all ages to recreate and enjoy health-related activities
- Recognizing the distinct Escondido history and its importance to an ever evolving City

VALUES: *The respect and esteem to all involved that the Consultant and City staff attributes to and practices throughout the process ~*

- The Consultant and City staff recognize the importance of the ideas and suggestions provided by the community individuals in the development of the Master Plan and playground design
- The Consultant and City staff respectfully encourage all questions and concepts provided during the Master Plan process knowing that the end result will be an optimum design for the current and future generations of Escondido
- The input and ultimate approval of the Master Plan and playground design by the City Council and Commissions will be respectfully requested and as a result, pertinent adaptations will be made to create the final Master Plan and playground design
- The significance of the history of Grape Day Park, its current place in the hearts of the community and the ability to allow it to evolve as necessary throughout the many years to come!

Prior to the beginning of the Master Plan, the city's visions for the park included:

- 1) Children's 'agricultural theme' play area with various equipment and incorporates the existing eucalyptus tree stump, shade structure(s), and adult fitness equipment
- 2) Improving linkages with adjacent offsite public facilities and gathering places including Maple Street Plaza, Bicycle Master Plan, Escondido Creekwalk trail, and Children's Museum;
- 3) Integration of Jim Stone Municipal Pool facility to the park;
- 4) Relocation of the 'Women's Club' building (a Local Register structure) from 240 South Broadway to the horseshoe pit area along Heritage Walk in Grape Day Park, and alternatives for relocating the displaced horseshoe pits;
- 5) Parking design and access of Woodward lots, along Broadway and Woodward Ave;
- 6) Fitness loop around the park with appropriate exercise stations and equipment;
- 7) Off-leash dog walk area with fencing and canine equipment;
- 8) Great Lawn grading and landscaping (adjacent to California Center for the Arts) to improve drainage, park usage, and functionality;
- 9) Bandstand/Stage facility/Ranger Station/storage and restrooms;
- 10) Space to check out games, game storage and a permanent place to play games;
- 11) Public art opportunities;
- 12) Signing/way-finding program that provides direction, information and facilitates access;
- 13) Municipal Code changes to accommodate Master Plan elements;
- 14) Park boundaries including options for extending 'fingers' of open space north to Washington Avenue - taking into account annual maintenance, special maintenance and lifetime cost analysis;
- 15) Landscape/tree planting and maintenance plan (including focal points for planting colorful flowering plants);
- 16) Monumental entrances (focus on experience of entering park, including parking lots);
- 17) Potable water and electricity upgrades to facilitate events;
- 18) Possible addition at a later date of interactive water feature;
- 19) Drainage and water management plans

1.2 PARK ASSESSMENT

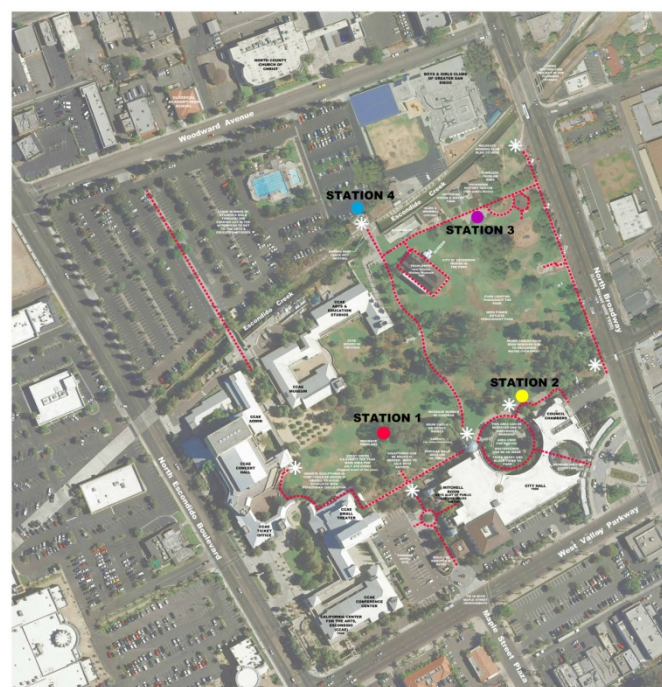
Site Inventory and Analysis

A complete and current inventory and assessment of the entire park site was conducted that included documenting all existing buildings, amenities, memorials, commemoratives, and circulation. A Site Inventory Plan and Site Analysis Plan were prepared for discussion with the GDP Master Plan Committee and the community. Additional information about Park Assessment can be found in **Chapter Two**. 11 x 17 versions of these plans can be found in **Chapter Eight**.



- LEGEND**
PARK AMENITIES
- 1. Restroom water treatment pretreater
 - 2. Restroom
 - 3. Portable water treatment pretreater
 - 4. Restroom building
 - 5. Restroom program
 - 6. Utility building (near water)
 - 7. Original path (near paved on Line Street Street)
 - 8. Utility building (near water)
 - 9. Blue station
 - 10. Utility access for park assets
 - 11. Event space for City Council
 - 12. Event space
 - 13. Public parking
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- COMMEMORATIVES**
- 1. Small bronze plaque on bridge opening creek at Broadway
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RA
Site Inventory Plan
Grape Day Park
Escondido, California
ESCONDIDO



- LEGEND**
SITE ANALYSIS
- 1. Point of entry
 - 2. Pedestrian circulation
 - 3. Display Board Station for Park Site Visit
 - 4. No part of Workspace #1

RA
Site Analysis Plan
Grape Day Park
Escondido, California
ESCONDIDO

1.3 COMMUNITY OUTREACH AND PARTICIPATION

Grape Day Park Master Plan Committee

A Grape Day Park Master Plan Committee was formed that included city staff, CCAE staff, and a representative from the Escondido History Center.

The committee members were:

- Loretta McKinney Director, Library & Community Services
- Amy Shipley Assistant Director, Community Services
- Corky Triol Administrative Coordinator, Community Services
- Teresa Collins Events & Economic Dev. Coordinator, Community Services
- Bud Oliveira Deputy Director, Public Works
- Frank Schmitz Parks & Open Space Administrator, Public Works
- Dan Young Parks & Open Space Superintendent, Public Works
- Dan Hippert Lakes & Open Space Supervisor, Public Works
- Lee Taylor Parks & Open Space Supervisor, Public Works
- Rozanne Cherry Principal Planner, Planning
- Eric Skaja Police Officer, Escondido Police
- Wendy Barker Executive Director, Escondido History Center
- JoAnne Mendez Community Events & Production Coordinator, CCAE

Additional committee members were added as the Master Plan process progressed:

- Ed Domingue Director/City Engineer, Public Works
- Julie Procopio Assistant Director, Public Works
- Barbara Redlitz Director of Community Development, Planning
- Jay Petrek Assistant Director, Planning
- Stephanie Farley California Center for the Arts, Escondido

Design Team members:

- Doug Grove Principal, RHA Landscape Architects-Planners, Inc.
- Katherine Padilla Otanez Principal, Katherine Padilla & Associates
- Thelma Herrera Katherine Padilla & Associates
- Jim Wilson Thirtieth Street Architects
- Justin Caron Aquatic Design Group

A project kick-off meeting was held on May 22, 2014 and the following key topics were discussed:

- Development and Composition of the Advisory Committee
- Project Schedule
- Marketing Graphics and Press Release
- Community Meetings
- Environmental Review and Possible Relocation of Public Art
- Outreach Strategies
- Key Messages

Community Workshops

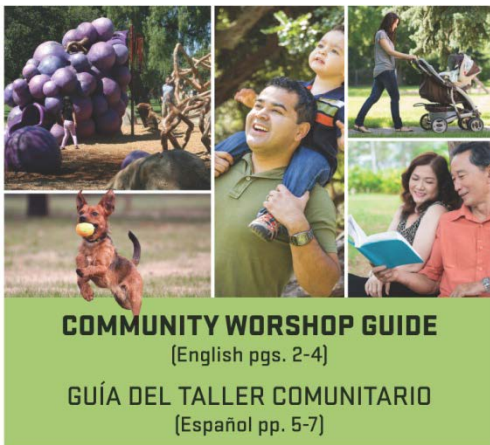
Three community workshops were held over the course of three months to inform the community residents of the master plan process and gather input on their visions for the park.

Community Workshop #1 Saturday, August 2, 2014 11:00 am – 3:00 pm
Project overview and community input

Community Workshop #2 Thursday, September 11, 2014 6:30 pm – 8:30 pm
Present two draft concepts for the Master Plan and playground and receive input from the community

Community Workshop #3 Tuesday, October 21, 2014 6:30 pm – 8:30 pm
Present a refined concept for the Master Plan and playground and receive input from the community

The consultant and staff also set up a table in the park at the **National Night Out on Tuesday, August 5, 2014** to receive input from the community on their visions for the park.



GRAPE DAY PARK MASTER PLAN
Community Meeting No. 1
August 2, 2014

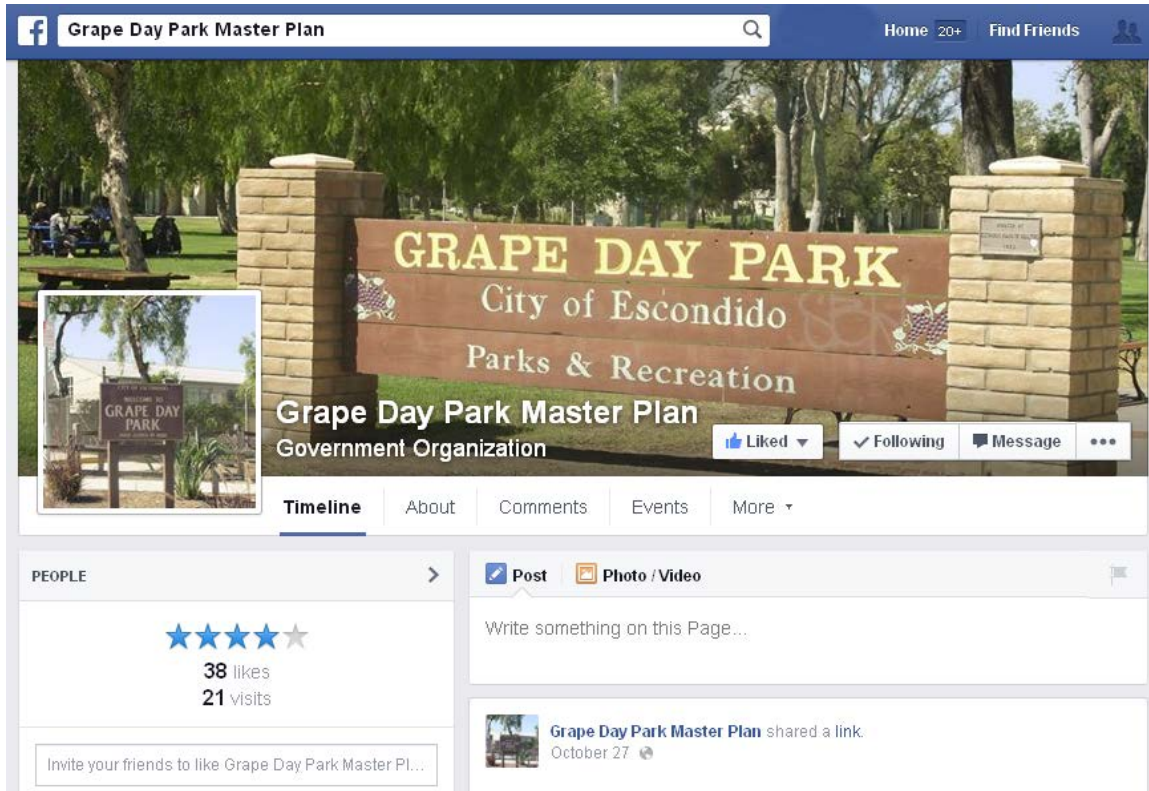
PLAN MAESTRO DEL PARQUE GRAPE DAY
Reunión Comunitaria No. 1
Agosto 2, 2014



Additional information about community outreach and participation can be found in **Chapter Three.**

Facebook Page

In order to provide the community with additional ways to provide input on the design of the master plan the consultant team created a Facebook page where residents could review project documents and post comments.



Additional information about Community Outreach & Participation can be found in **Chapter Three**.

1.4 RECOMMENDATIONS FOR PARK IMPROVEMENTS

Based on information gathered during the community outreach, the Design team and Grape Day Park Master Plan Committee have developed the following recommendations for park improvements.

- 1) Traffic calming and enhanced street paving at key points around the perimeter of the park.
- 2) Traffic calming landscape medians on North Broadway and Woodward Avenue.
- 3) Pedestrian and bicycle crossing with traffic signal on North Broadway at the existing terminus of the Escondido Bike Trail.
- 4) Pedestrian and bicycle bridge on North Broadway at Escondido Creek.
- 5) Class 1 bicycle lane on the East side of the park on North Broadway and on the North side of West Valley Parkway.
- 6) Remove Pepper trees along North Broadway and replace with trees that produce no fruit and require less maintenance. Replace existing sidewalk with new walkway to match new walks in the park as noted below.
- 7) Entry monument structures at key park entry locations.
- 8) Pedestrian walkways throughout the park to match the paving materials used at Maple Street Plaza. The primary walkways are designed wide enough (20'-25') to allow for bicycles and pedestrians.
- 9) Railroad track paving pattern in the central walkway to tie into the existing train car at the train depot.
- 10) Decomposed granite "street" with boardwalk sidewalks to the south of the blacksmith and barn buildings.
- 11) Heritage Walk "street" with relocated existing memorials to the south of the Victorian House, History Center, and relocated Women's Club building.
- 12) Remove trees around the city hall fountain and replacement with trees produce no fruit litter and require less maintenance.
- 13) Colored banners on the California Center for the Arts buildings on the park side for help in identifying the various buildings.
- 14) Elevated stage at the south end of the train depot to utilize the large, open green space of the park for event seating.
- 15) Four (4) picnic shelters that accommodate from 10 – 40 people.
- 16) Large group picnic shelter that accommodates up to 72 people. This structure would be customized to resemble the outline of the Lime Street School and be located in the approximate location that the school was located. This area can also be used to lease out to food vendors.
- 17) Expansion and enhancement of the Veterans Memorial with the creation of a plaza to better display the various existing monuments and memorials.
- 18) Exercise/Fitness stations along the central walkways.
- 19) Train depot plaza with boardwalk stamped paving to the west of the train depot with benches, tables, and small ground level water spray bubblers. This plaza will help to "anchor" the train depot on the site.
- 20) Demonstration gardens along the east side of the train depot.
- 21) Agricultural and tree house themed playground that expands to the west of the existing Vinehenge playground.

- 22) Splash pad water play area to the south of the existing Vinehenge playground. The paving and spray equipment will be agriculturally themed to match the new playground.
- 23) Restoration of the historic water fountain.
- 24) Giant chess board located to the west of the new playground.
- 25) Relocation of Women's Club building from 240 South Broadway.
- 26) New restroom building with architectural styles to match the historical timeframe of the Heritage Walk buildings.
- 27) Wrought Iron fencing along Escondido Creek that will have various image silhouettes cut out of plate steel to represent significant events, people, and history of Escondido.
- 28) Half-court basketball north of the Escondido Creek at the park entrance
- 29) Three (3) horseshoe pits north of the Escondido Creek to replace the pits removed to relocate the Women's Club building.
- 30) New 25 yard competition swimming pool with water slide and spectator bleachers.
- 31) New instructional swimming pool.
- 32) New pool facility building.
As an alternate to a new pool facility, the existing pool and buildings will be renovated
- 33) Renovated swimming pool and pool facility building.
- 34) Single post trellis structure along the north and west sides of the Woodward Avenue parking lot with climbing/flowering vines.
- 35) Service vehicle access from parking lot north of Escondido Creek.
- 36) Interactive ground level water fountains.
- 37) Open lawn for stage/event seating.
- 38) Information kiosks, historical signage, and way-finding signage throughout the park
- 39) Improve poor drainage areas throughout park.
- 40) Remove trees identified to be removed in tree study commissioned by the city.
- 41) Upgrade/replace all existing irrigation.
- 42) Replace and install additional lighting and security cameras throughout the park.

Additional information on recommendations for park improvements can be found in **Chapter Four**. 11 x 17 version of this plan can be found in **Chapter Eight**.

1.5 ACTION PLAN

The recommendations for park improvements have been compiled in a matrix for implementation over the next 20 years. The cost impacts of development have also been determined for each improvement area.

The goals have been segmented into three sections:

- Ongoing Goals
- Short Term Goals (0-3 years)
- Mid Term Goals (4-7 years)
- Long Term Goals (8-20 years)

Additional information on the Action Plan can be found in [Chapter Five](#).

1.6 FUNDING AND REVENUE STRATEGIES

There are many ways to fund the proposed improvements for the park. These include but are not limited to:

External Funding

- Corporate Sponsorships
- Partnerships
- Volunteers

Land Leasing

User Fees

- Fees / Charges
- Permits
- Reservations

Franchises and Licenses

- Concession Management
- Private Management

Naming Rights

Crowd Funding

Facility Impact and In-Lieu Fees

Additional information on the Funding Options can be found in [Chapter Six](#).

1.7 CONCLUSION

To be inserted after City Council meeting

CHAPTER TWO - PARK ASSESSMENT

2.1 GRAPE DAY PARK SITE RESEARCH AND ANALYSIS

A complete and current inventory and assessment of the entire park site was conducted that included documenting all existing buildings, amenities, memorials, commemoratives, and circulation. A **Site Inventory Plan** and **Site Analysis Plan** were prepared for discussion with the GDP Master Plan Committee and the community. 11 x 17 versions of these plans can be found in **Chapter Eight**.

Record documents of the park were obtained from the city and included:

- Parcel maps
- Park boundary map
- Topographic survey
- Stormwater plans
- Water plans
- Recycled water plans
- Sewer plans

Previous studies of the park and surrounding areas were obtained from the city and included:

- Escondido General Plan December 12, 2012
- Downtown Specific Plan August 7, 2013
- Escondido Bicycle Master Plan October 17, 2012
- Escondido Creek Trail Master Plan Report January 10, 2012
- Revealing Escondido Creek Vision Plan Spring 2010
- Maple Street Pedestrian Corridor Master Plan & Maple Street Pedestrian Plaza May 5, 2010
- Marriott Hotel and Conference Center PowerPoint

Information on the park was also obtained verbally from city staff during a site walk held on June 11, 2014. These comments were noted and recorded on the Site Inventory Plan and Site Analysis Plan.

Information from these plans and studies was incorporated into the concept designs for the park improvements and is represented in the Master Plan.

CHAPTER THREE - COMMUNITY OUTREACH & PARTICIPATION

3.1 COMMUNITY OUTREACH

The City's goal was to engage stakeholders, including businesses, users, renters, and neighborhoods around the park, to provide input in order to prepare recommendations to meet the needs of the community and make the Park a beautiful, inviting, safe, and fun destination for individuals and families. A Stakeholder Outreach Plan (SOP) was developed to describe community outreach and public engagement strategies to encourage participation of stakeholders from all walks of life. The design team collaborated with City staff to develop project information that helped stakeholders make informed decisions on the recommendations for the park.

The following goals were established to insure a positive community outreach:

- Educate and obtain input from stakeholders;
- Deliver consistent, transparent, positive messages;
- Respond to inaccurate or misleading information and rumors in a timely and positive manner;
- Develop informed project champions whenever possible.

The following strategies were implemented to make sure that the residents were informed of the master plan process:

- Call community organizations, civic groups, businesses and key individuals to inform them of the project and community meetings;
- Provide opportunities for two-way dialogue through which team members can engage in thoughtful conversations and learning opportunities with community members through interactive, productive, community meetings;
- Distribute meeting notices, flyers, and posters electronically and printed that encourage community participation;
- Request community organizations, schools, civic groups, businesses etc. to disseminate the meeting notices through their own channels of communication;
- Send meeting notices electronically to City Council, Commissioners, and staff and promote community meeting attendance by posting the information at the City's web site, newsletters, calendars, and other city-wide public notification vehicles, such as the City's utility-bill mailing;
- Prior to community meetings, the design team will call and/or email chambers of commerce, and other community-based organizations (CBOs), to notify them of the community meetings.

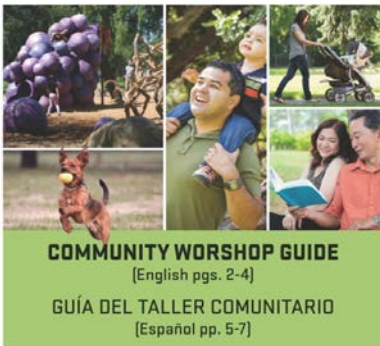
The consultant and staff also set up a table in the park at the **National Night Out on Tuesday, August 5, 2014** to receive input from the community on their visions for the park.

3.2 COMMUNITY WORKSHOPS

Three community workshops were held over the course of three months to inform the community residents of the master plan process and gather input on their visions for the park. The announcement flyers and billing inserts can be found in [Chapter 8](#).

Community Workshop #1 Saturday, August 2, 2014 11:00 am – 3:00 pm

A Community Workshop Guide was prepared in English and Spanish and handed out to all attendees upon their arrival. The guide contained information on the workshop agenda, goals, and a site map of the park identifying the four stations that would be visited by the participants during the site walk portion of the workshop.



GRAPE DAY PARK MASTER PLAN
Community Meeting No. 1
August 2, 2014
PLAN MAESTRO DEL PARQUE GRAPE DAY
Reunión Comunitaria No. 1
Agosto 2, 2014



A PowerPoint presentation was made to the workshop attendees that provided the purpose and goals of the master plan and the process that would be followed to arrive at the final plan. A brief history of the city and the park was presented as well as key site analysis issues and an overview of the site inventory plan.

Attendees were then invited to visit four stations set up in the park and provide their input and recommendations for park improvements.

Station 1 was at the edge of the Great Green, Station 2 was in front of the City Hall building adjacent to the fountain, Station 3 was in front of the Escondido History Center, and Station 4 was at the creek bridge entry from the north parking lot.

STATION 1
Great Green

This is an area that has plenty of shade and can be used for a variety of recreational activities. It is also a connection to the California Center for the Arts and is used as the staging area for the 4th of July fireworks.

- What do you like about the current space?
- What would you like to see improved or added?
- "I would use this area more if _____?"

STATION 2
City Hall

This is the park's primary connection to City Hall. It also has a great view of the entire park.

- Do you believe there a good connection to City Hall?
- What would you like to see improved or added?
- "I would use the central area of the park more if _____?"

STATION 3
Escondido History Center

Escondido has a rich history dating back to the 1880's. This area of the park seeks to memorialize and demonstrate the strong traditions of the past.

- How often have you visited this portion of the park?
- What do you like about this area?
- What would you like to see improved or added?
- "I would use this area more if _____?"

STATION 4
Park Entry from the North

This is the primary entry into the park from the north. It provides access to the largest amount of parking for the park. It is also the connection from the park to the James A. Stone Municipal Swimming Pool.

- How often do you use this entry into the park?
- What improvements would you like to see for the parking lot and entry?
- "I would use this entrance more if _____?"
- How often do you use the pool?
- What improvements would you like to see at the pool?
- "I would use the pool more if _____?"

The design team and city staff recorded all comments on large flip charts and then placed them on the walls of the meeting room at the end of the workshop. All comments were reviewed and discussed with the attendees and additional comments were noted.

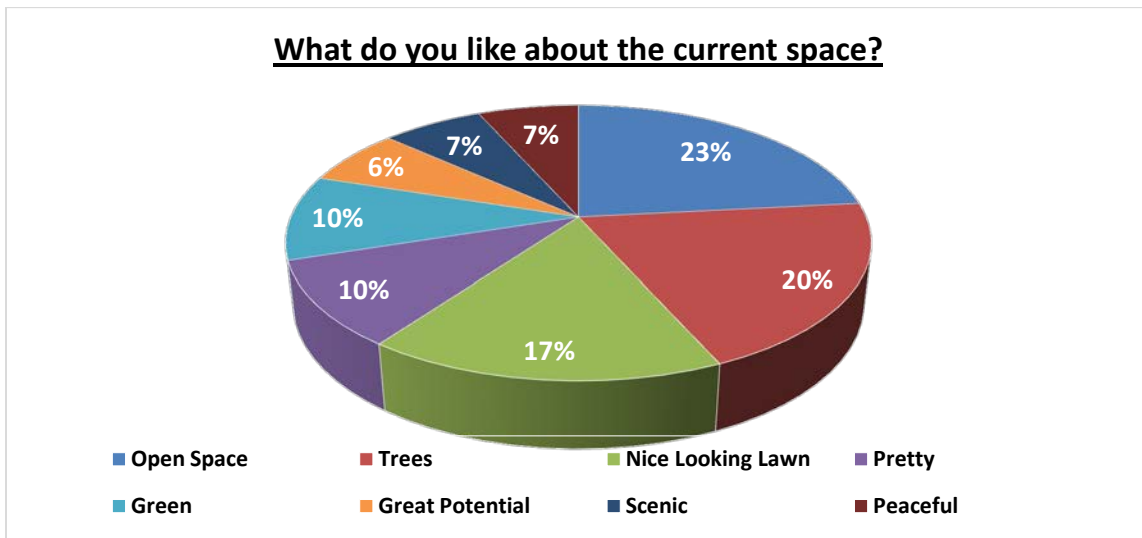


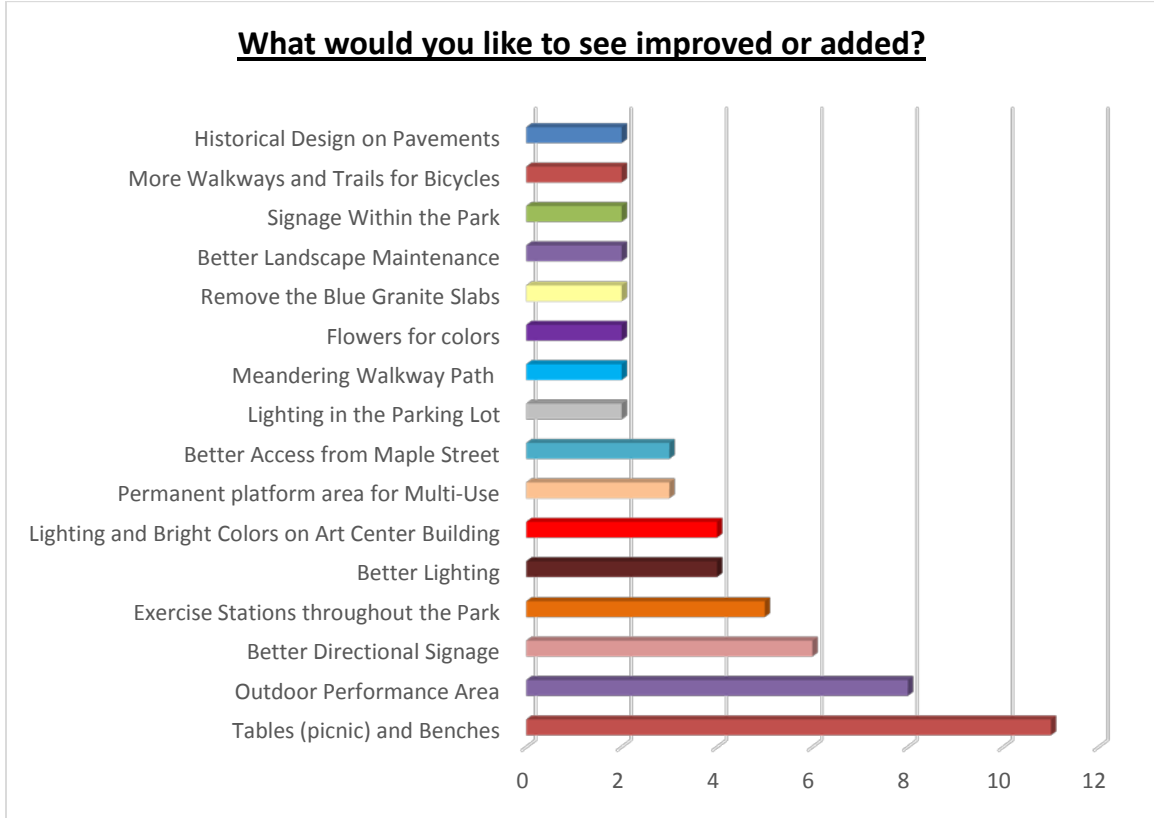
In total, thirty (30) residents participated in the workshop along with several members of city staff and the design team.

The comments for each station were summarized in the charts below:

Station 1 – Great Green

Station 1 was located just outside of the meeting room, looking towards the Great Green open space. This is an area that has plenty of shade that can be used for a variety of recreational activities. It is also a connection to the California Center for the Arts and is used as the staging area for the 4th of July fireworks. There were three questions on the display:



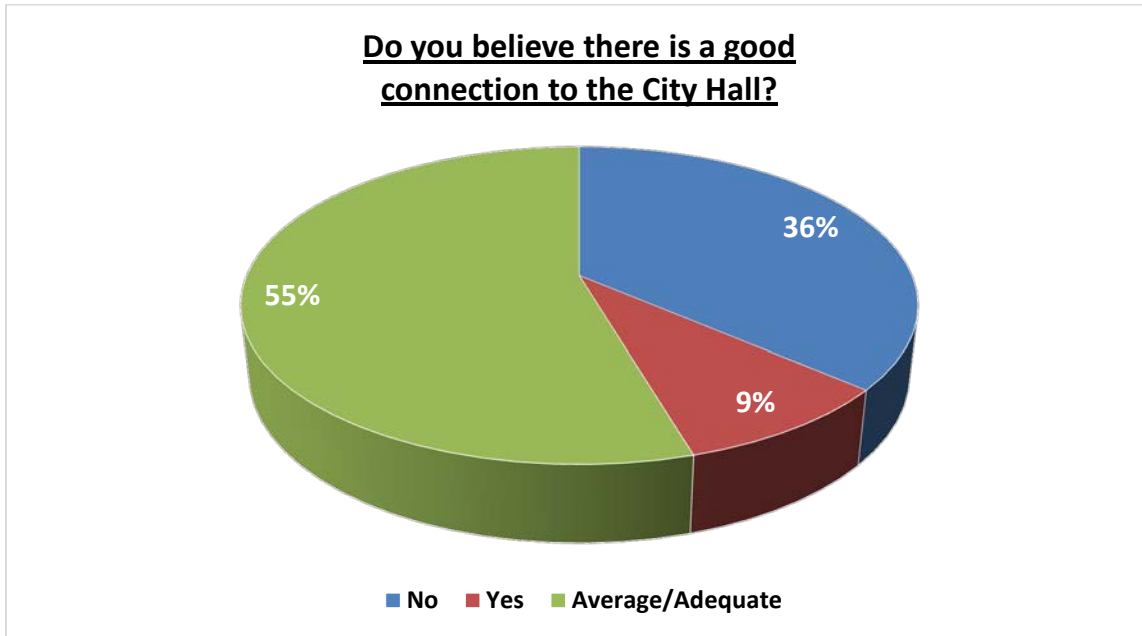


I would use this area more if _____:

Having a purpose with activities where the residents can engage in was one of the key factors that the community expressed for what would make them utilize this space more. Having more tables and benches where they can sit and have picnics were also deemed important for the community to utilize the Great Green space.

Station 2 – City Hall

Station 2 was located just outside the City Hall entrance overlooking the entire park. It was also the park’s primary connection to City Hall. There were a total of 3 questions on the display board:



For those who answered Average/Adequate, they expressed:

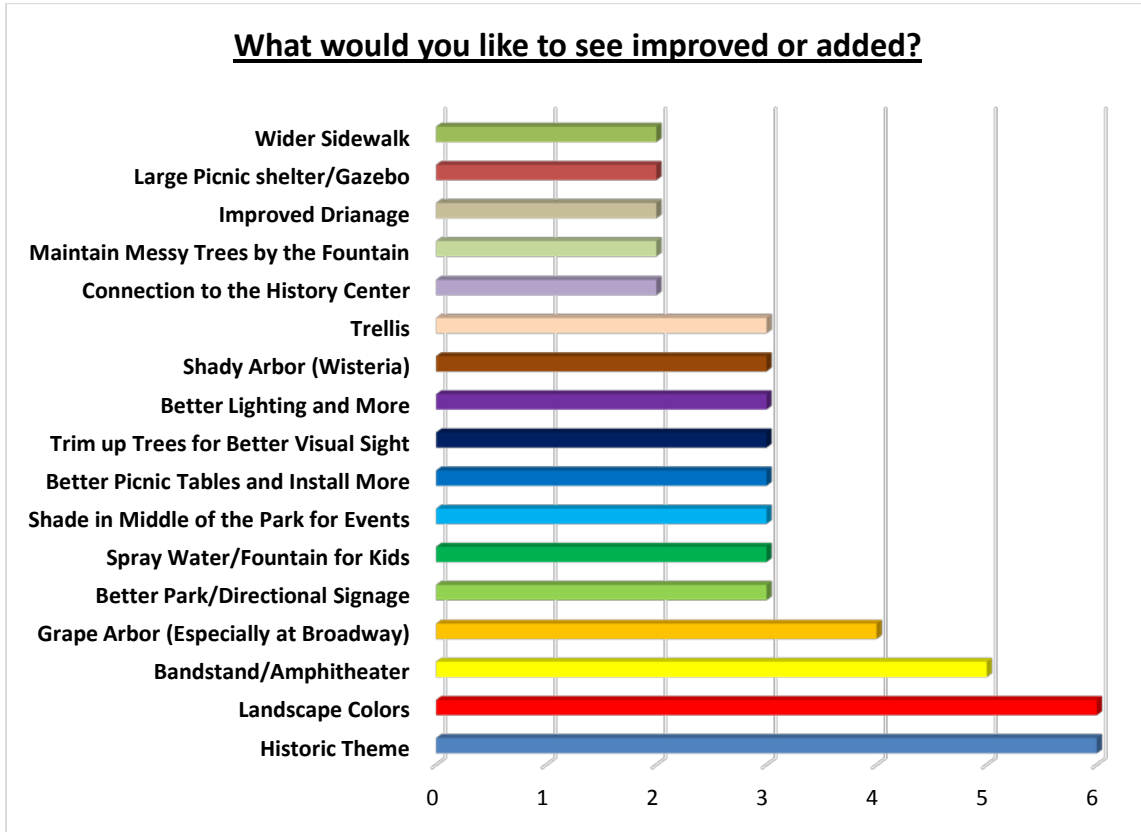
- Need additional walkways
- Need different landscape and paving that separates the City Hall
- Put a “grand” pathway from the City Hall fountain into the park, which fingers off into a variety of other smaller paths. It would really enhance both visibility and access into the park.
- The fountain draws attention, but it’s hard to tell what the building is

For those who answered No, they expressed:

- Would like to see the sailboats come back or other ideas that would encourage congregating
- Open up line of sight from north and east entry to the City Hall

Only a small percentage of the community answered Yes, and their comment included:

- Need a connection to north and west of the park



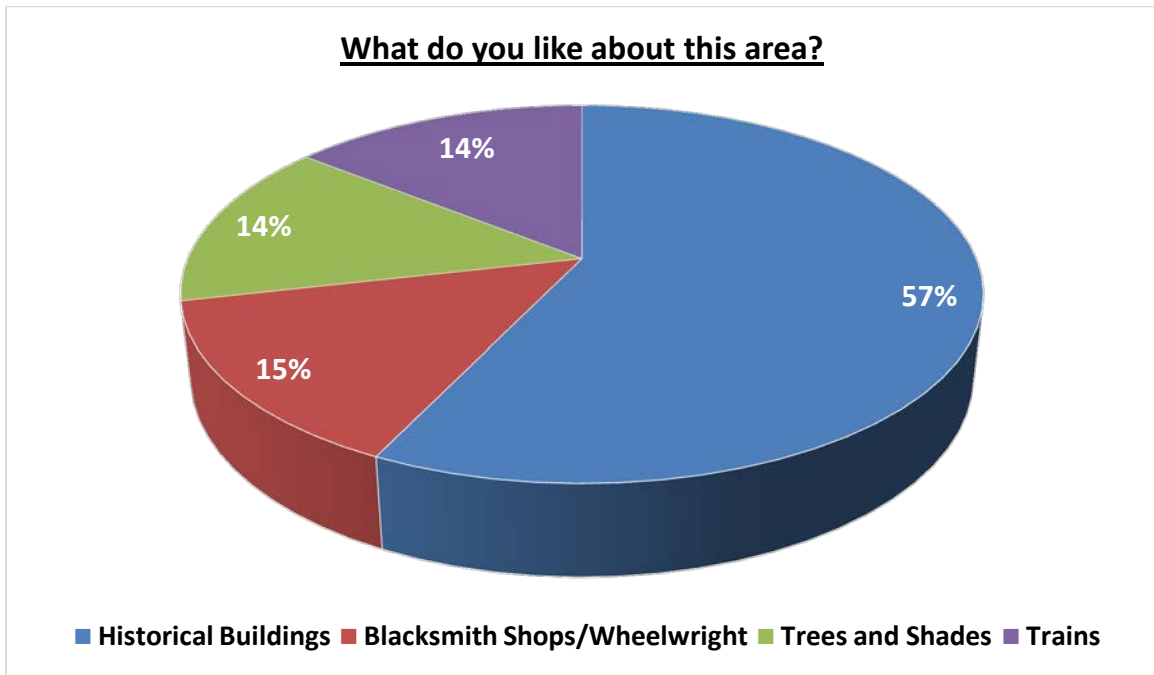
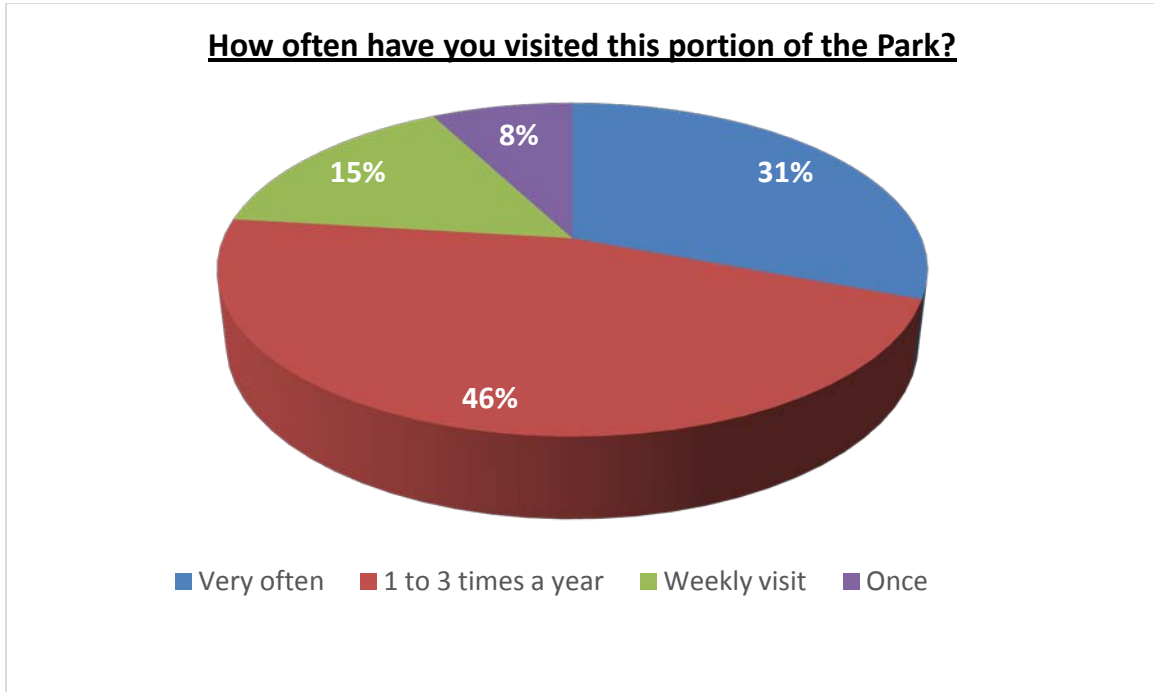
The majority of the community expressed that the historical theme (grape, citrus and agriculture) be incorporated to identify the unique Escondido image. Colorful landscape was very important by City Hall and the rest of the park. Incorporating a grape arbor design came up repeatedly to reflect the historic park name.

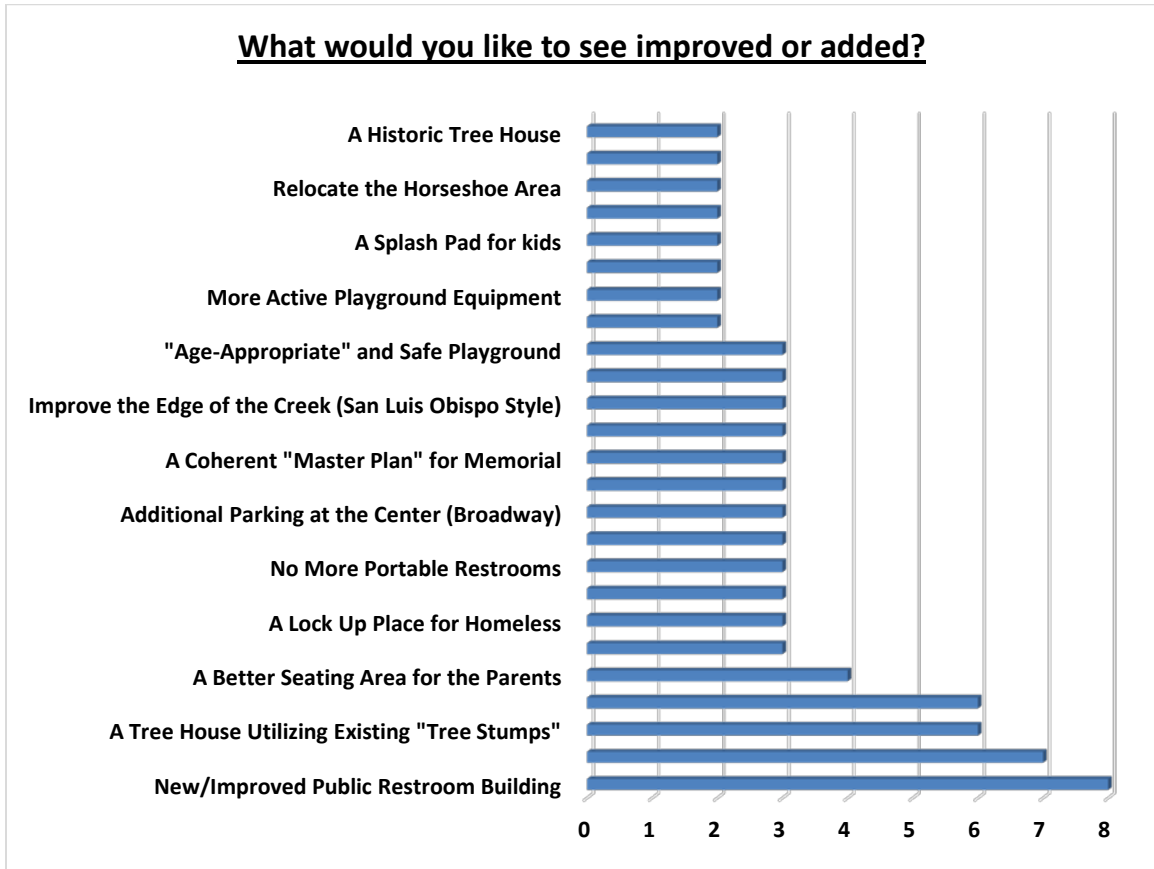
I would use this area more if _____:

The majority of the community expressed that they would visit the City Hall area more if there were more activities they can engage in. Having better tables and additional chairs were deemed important as well as improved lighting for safety. One of the residents expressed that the trees in front of the fountain be removed for improved and clearer visual to attract people towards the fountain. Improved walkways would also encourage more pedestrian activity.

Station 3 – Escondido History Center

Station 3 was located by the History Center. Its location has a rich history dating back to the 1880’s. The location also seeks to memorialize and demonstrate the strong traditions of the past. There were total of four questions on the display board:





The majority of the community raised a concern for improving or building a new restroom facility and to prohibit future use of portable restrooms. Including a clean family restroom - a restroom for parents of young kids, and a "kids-only section" for kids aged 6 and above (where adults are not allowed) would be ideal for parents. Saving and utilizing the existing Eucalyptus "tree stumps" as part of a tree house (with slides) were very important for the residents in keeping with the historic character of the City. Improving the maintenance of the History Center was also deemed important.

I would use this area more if _____:

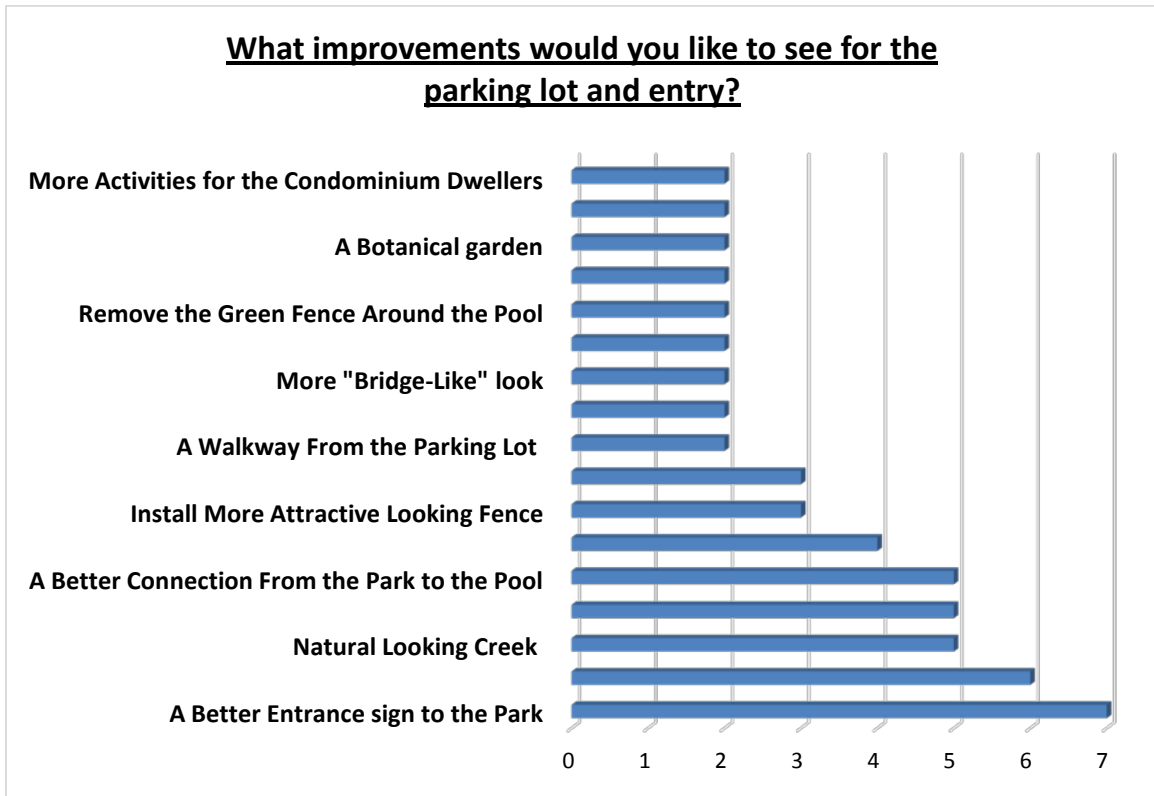
The majority of the community wanted more activities to occur at the History Center for them to utilize the area more. Such activities can include providing tables for games such as chess, ping pong, putting green, and more. Residents wanted the current activities to be better advertised. Shades on playground, especially during hot summer days and improved seating areas for parents were also highly desired.

Station 4 – Park Entry from the North

Station four was located at the north entrance. This is the primary entry into the park from the north. It provides access to the largest amount of parking for the park and it is also the connection from the park to the James A. Stone Municipal Swimming Pool. There were total of 6 questions on the display board:

How often do you use this entry into the park?

The majority of the community residents who answered the question were split between for those who have never used the entry (due to lack of knowledge) and those who utilize the entrance every time they enter the park. Some stated that they use the entrance three to four times a year. There were those who use it on a weekly and monthly basis. There was one person who stated that he/she uses it on a daily basis.



The majority of the community wanted a better entrance sign to the park. Removing the existing chain link fence and barb wires was important to achieve higher aesthetic satisfaction. Making the creek to be more natural looking was also important for the community. Since the Boys and Girls Club is adjacent to the property, building a partnership with the Club was deemed desirable. The majority of the residents felt that the connection from the pool to the park was lacking, therefore a strong connection physically and visually was very important.

I would use this entrance more if _____?

There was no particular comment that stood out from the community.

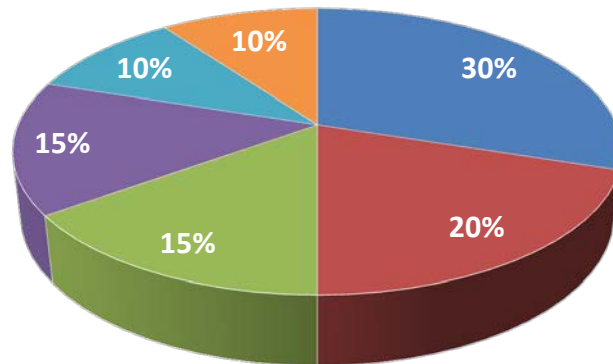
Comments included:

- The entrance looked nicer
- There was more shading
- There was a dog friendly zone without using of leash
- The bridge was better designed
- There was less chain link fence
- The landscaping was more uniform
- The bridge to the park was wider and visible from the park
- The pool was open more than 2 days per week, especially if there were adult swimming classes in the morning!
- There is more natural grassy area

How often do you use the pool?

The majority of the community residents who answered the question indicated that they don't utilize the pool at all. The reasons vary from not living close to the pool to the facility not being available. One of the residents indicated that he/she uses the pool on a weekly basis (once a week).

What improvements would you like to see at the pool?



- A Better Connection to the Park
- Extend the Pool Hours
- A Grass Area with Shade in the Parking Lot Close to the Park
- Rebuild the Pool (Olympic Size)
- Increase Activities for Both Children and Adults
- A Better Visual to the Park From the Pool and Parking Lot

I would use the pool more if _____?

The majority of the community indicated that they would use the pool more if the hours are extended. Other comments included:

- The pool quality is better
- There are recreational programs/activities for young professionals
- Additional children swim classes are added. The classes are always full!
- There is a lounge area around the pool without having to use the pool

Community Workshop #2 Thursday, September 11, 2014 6:30 pm – 8:30 pm

The purpose of Community Workshop #2 was to provide two preliminary conceptual alternatives that reflected the community’s input from the August 2nd Community Workshop #1. Ms. Loretta McKinney introduced the meeting format and noted the importance of the meeting. Mr. Doug Grove of RHA explained the topics to be discussed and how attendees could participate. He presented the alternatives, reviewed the options for **Plan A** and **Plan B** and then opened the meeting to comments and question regarding the features preferred by audience members. Plans A & B can be found in **Chapter Eight**.

Summary of comments received:

Fundraising:

- Set up a non-profit foundation
- Install memorial or honor plaques for a fee. Funds raised would be used to finance the maintenance and improvements in the park.

Landscape and Hardscape:

- Community gardens are most welcome.
- Design the park using native plants including trees with low-water requirements and maintenance.
- Palm trees have to go. They do not provide adequate shades.
- Hardscape using native materials and less concrete are preferred.
- Tree Stump – Some attendees would rather just have it taken out completely, but a good handful would rather see it incorporated into the design of the playground or the park in general.

Welcoming park features:

- A main attraction, such as a fountain, would stand as a signature feature of the park to attract the neighborhood and visitors alike
- Incorporate American Indian art/design/sculpture to involve this important culture

- Spread sculptures around the park instead of having them in one area would allow the sculptures to be enjoyed throughout the park
- An informal soccer field to provide a place to kick the ball around in a safe and inviting space
- Include a skateboard park
- Water features, especially kid-friendly fountains or misters, to enable the park to be enjoyed on hot days
- Include improvements to the art museum as part of the master plan
- A new and improved pool, including an area for very young children
- Refurbish the train and make it available around the park
- A gift shop
- Entrance arbors
- Trash & recycling containers that blend into the environment receptacles
- Add more benches in shady areas to allow locals and visitors to better enjoy the park
- Vegetation and covered assembly features on Broadway
- An agreement for the acquisition of the women's club
- Concern about the type of playground pavement to be used
- Possibility of extending park boundaries
- Exercise equipment throughout the park
- Provide a stage either by using the train platform or by sharing space on the north side of the museum where parties and concerts are usually held
- Restroom improvements. Install sanitizer dispensers in restrooms to eliminate sinks outside the restrooms that are subject to vandalism
- Areas for restaurants, snack shop, food truck/cart.

Pedestrian/Bike Safety:

- Provide safety features around the park - better lighting, traffic controls, bike/pathways, and signage
- Limited resources should not be used to provide bicyclists with special treatment as it is only a small population that would benefit

Signage:

- Add large description boards along the walking trail at the depot, blacksmith shop, Victorian House Museum, Lime St School site to indicate their significance
- Provide signage on how to use the exercise equipment

Escondido Creek:

- There was significant support for including the Escondido Creek in the master plan and for a safe connection between the Creek and the Park.

- The History Center would benefit from having the Creek behind those buildings developed and utilized – lighting would encourage people to gather. Also, there is a monument sign on the north side of the creek just east of Escondido Blvd. that recognizes early Escondidans for their vision of the Creek Path. The monument could serve as the western "anchor" for a redesigned section of the Creek between Broadway and Escondido Boulevard. Or the monument could be moved to the main part of the park.

Budget

- A few attendees expressed interest in how the budget is/will be determined.

Community Workshop #3 Tuesday, October 21, 2014 6:30 pm – 8:30 pm

The purpose of the Community Workshop #3 was to present the Draft Master Plan for the community members to give comments and suggestions. Ms. Loretta McKinney introduced the meeting format and noted the importance of the meeting. Mr. Doug Grove of RHA briefly discussed the focus of the first two community meetings, presented the **Draft Master Plan** along with **"Birdseye" Renderings** and opened the meeting to comments and question. The Draft Master Plan and "Birdseye" Renderings can be found in **Chapter Eight**.

Summary of the comments received:

Presentation

- The presentation was great!

Look of Plan:

- Like the overall plan very much
- Please do not have a "Memorial" park since it may look like a cemetery
- Would prefer having the park not too busy and keep passive spaces
- Like the stamped colored concrete walkways and also the wood effect by the train station
- The park still needs to have more color
- Minimize Podocarpus removal, they are the best specimens in Escondido
- Utilize permeable pavers where decorative pavers are used
- The entry structures and creek fence should match the City Hall & Old Escondido architectural style. Also avoid generic river rock or ledge stone columns/plasters
- Would prefer not to utilize park funds for the Art Center improvements
- The (Art Center) improvements may block the 4th of July celebration fireworks for viewers

- Landscape the bike path medians to improve traffic calming
- Incorporate the art (including student art) & sculptures without obstructing the view

Entrances:

- Add an entry from Escondido Blvd. (work with the Arts Center)
- There is a gateway to the park from all directions except from the west. Having an entrance from the west near the signature movie theater would include the thousands of daily visitors from that entertainment area and help expose the park from the west for those who have no idea there is a park behind the Center for the Arts

Food/Refreshments:

- Need food area to attract people
- Allow food trucks & food carts. The current ordinance inhibits social interaction in this area.
- We need to request a change to the zoning ordinance to allow café/foot stands/movable kiosk
- What can we do to make the food area become one of the top priorities (1st phase of the improvements)?

Furniture:

- Moveable seating
- Colorful umbrellas
- Small shaded seating areas

Escondido Creek:

- Concerns for water features (wasting/using water)
- Keep versatility of the park for different events (i.e. 4th of July) may not need too many water features (to avoid obstructions) other than near the play equipment
- Do not need that many splash pads
- Water features (pads) can still be used while water is off

Little Libraries:

- A couple mentioned having Little Libraries throughout the park
- May also use the tree stump for Little Library

Pool:

- Make sure the trucks can still access the blacksmith area
- The one thing the pool area is lacking is a covered stadium seating for HS competition meets

- Instruction pool should also have covered seating area for parents or grandparents to observe the children
- Pool should allow for multi-use

Parking:

- Do not like the orientation (existing ones) of parking by the new pool. Have to go through the bushes
- Room for multi-level parking structure

Timeframe for completion:

- Which improvements will go first?
- How long will it take to build the entire project?

Crossing Signals:

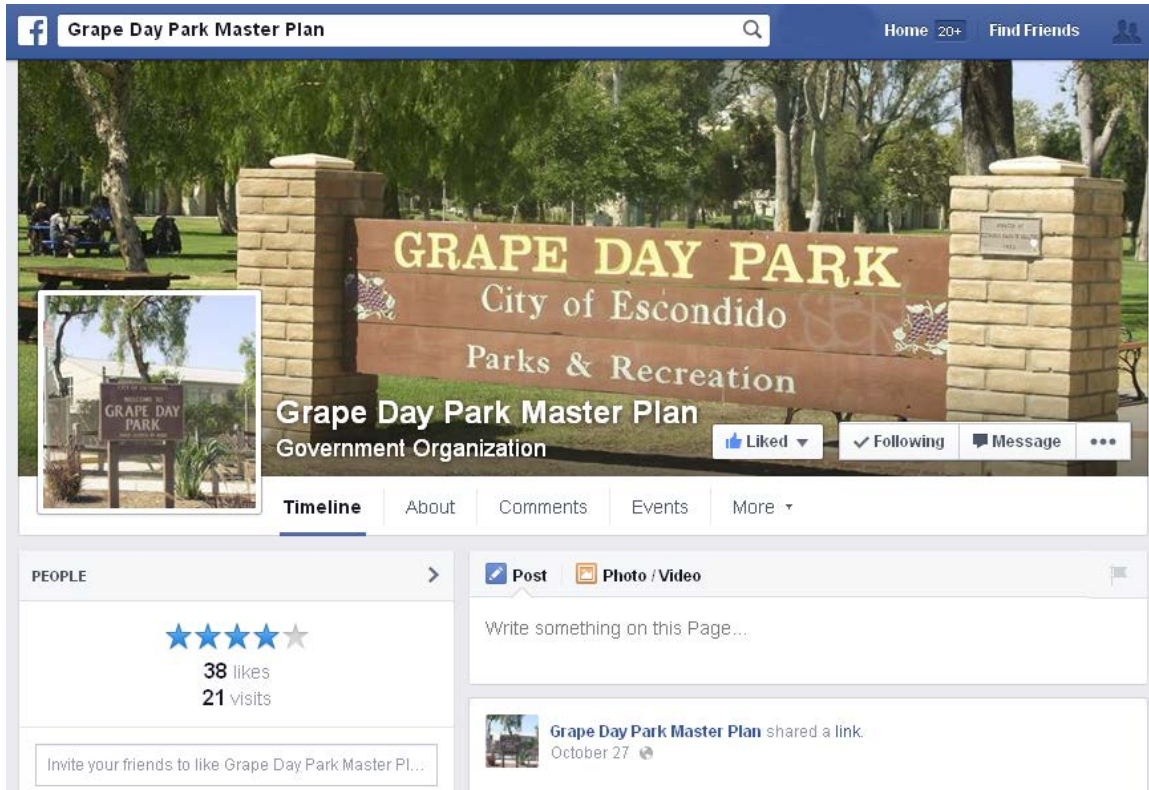
- If the City is considering future plan for more shops & pedestrian activities, Broadway needs more cross signals especially between Valley Parkway & the creek on Broadway
- Signal crossing at the creek crossing for bikes & pedestrians
- Why not move the pedestrian crossing farther south on Broadway?

Miscellaneous:

- More lighting
- Where will the water basin for the restrooms be?
- West side of grass area, always too wet
- Get rid of the south side of Valley Parkway to give more room for bike path on north side
- Let's have LOTS of easily visible trash & recycle containers
- Full court basketball
- Can we have photo simulation, 3D models, and animation of park plan?
- The pool location makes it look like it is a part of the Boys & Girls Club. Moving it closer to the creek & park would help with its identity to the park, not B/G Club.

3.3 FACEBOOK PAGE

In order to provide the community with additional ways to provide input on the design of the master plan the consultant team created a Facebook page where residents could review project documents and post comments.



All comments received on Facebook were incorporated into the project design parameters and reflected in the Conceptual Master Plans and the Draft Master Plans.

CHAPTER FOUR - RECOMMENDATIONS FOR PARK IMPROVEMENTS

4.1 PROPOSED PARK IMPROVEMENTS

1) Traffic calming and enhanced street paving

The traffic surrounding the park travels at a relatively high rate of speed and there is very little to alert the drivers that there is a park and potential pedestrian crossings accessing the park. Enhanced accent paving at key intersections and pedestrian crossings will provide an improved realization by drivers and pedestrians of their potential interaction.



2) Traffic calming landscape medians on North Broadway and Woodward Avenue

Along the same line of reasoning for the enhanced paving, the addition of landscape medians on North Broadway and Woodward Avenue will alert drivers that the roadway has changed and bring their attention to what is occurring in the street and the potential interaction with pedestrians. They will also extend the park setting into the streets creating a visual appealing drive along the north and east sides of the park.

3) Pedestrian and bicycle crossing with traffic signal

The Escondido Bike Trail currently terminates at on the east side of North Broadway with no clear crossing for pedestrians and bicyclists. The installation of a pedestrian controlled traffic signal at this location will allow for a safer crossing to the west side of the street and connection to the park.

4) Pedestrian and bicycle bridge

A pedestrian and bicycle bridge will be constructed over Escondido Creek on the west side of North Broadway to provide a safe connection to the park.

5) Class 1 bicycle lane

A Class 1 bicycle lane will be constructed on the east side of the park on North Broadway and on the north side of West Valley Parkway.

6) Remove Pepper trees along North Broadway

The Pepper trees along North Broadway on east side of the park are in a state of decay and require considerable maintenance. These trees will be removed and replaced with trees that produce no fruit and require less maintenance. The existing sidewalk along North Broadway will also be removed and replaced with new a walkway to match new walks in the park. Tree wells with tree grates will be installed for the new trees to create a pedestrian plaza setting when entering the park.

7) Entry trellis structure with climbing/flowering vines

Signature entry monument structures will be installed at six key entry points to the park. These will provide a park identity that will inform the public on the key entries into the park.



8) Pedestrian walks to match Maple Street Plaza

New walkways will be constructed throughout the park to match the paving materials used at Maple Street Plaza. Grape vine symbols will also be stamped into the paving. The primary walkways are designed wide enough (20'-25') to allow for bicycles and pedestrians and provide locations for benches and tables.



9) Railroad track paving pattern in the central walk

The central walkway through the park will have railroad track symbols stamped into the paving to tie into the existing train car at the train depot.



10) Decomposed granite “street” with boardwalk sidewalks

The Heritage Walk walkway to the south of the blacksmith and barn buildings will be removed and replaced with a decomposed granite “street” with boardwalk sidewalks to replicate the type of street to replicate the type of street that these buildings would have been located on. The decomposed granite will be stabilized to prevent erosion and the boardwalk sidewalks will be concrete with a boardwalk stamp pattern.

11) Heritage Walk “street” with memorials

The Heritage Walk walkway to the south of the Victorian House, History Center, and relocated Women’s Club building will be removed and replaced with a historic “street” that will replicate the type of street these buildings would have been located on. The existing memorials and plaques located in this area of the park will be removed and reinstalled in at the edges of the street to provide for better viewing and identification.

12) Remove/Replace trees around the city hall fountain

The trees around the city hall fountain produce a large amount of fruit that drops on the walkways and creates excessive maintenance. They are also very dense and block views of the city hall building from the park and views from the building into the park. These trees will be removed and the south planters will have new trees planted that produce no fruit litter and require less maintenance. The north planters will remain with no trees to provide better visual access into and out of the fountain courtyard.

13) Colored banners on the California Center for the Arts buildings

There was a consensus during the workshops that the California Center for the Arts buildings are hard to identify from the park side. The buildings look very similar and it is difficult to identify which building is which. Colored banners will be installed on each building on the park side for help in identifying the various buildings.



14) Elevated stage at the south end of the train depot

An elevated stage will be installed at the south end of the train depot that will utilize the large, open green space of the park for event seating. Additional power outlets and lighting will also be installed.

15) Picnic shelters

Picnic shelters will be installed that can accommodate from 10 – 40 people. These are located in the central area of the park, the playground area, the park entry north of Escondido Creek, and the new or renovated pool area. These structures will have power and lighting and can be rented out to individuals or groups. The shelter in the center of the park will also have small ground level spray bubblers for use by those renting the shelter.



16) Large group picnic shelter

A large group picnic shelter will be installed that accommodates up to 72 people. This structure would be customized to resemble the outline of the Lime Street School and be located in the approximate location that the school was located. This area can also be used to lease out to food vendors.



Lime Street School



17) Expansion and enhancement of the Veterans Memorial

The Veterans Memorial in the southeast corner of the park will be expanded and enhanced with the creation of a plaza to better display the various existing monuments and memorials.

18) Exercise/Fitness stations along the walkways

Exercise/Fitness equipment will be installed along the walkways to provide opportunities for exercise while walking around the park. The stations will have a decomposed granite surface and concrete curbs on all sides for ease of maintenance.



19) Train depot plaza with boardwalk stamped paving

A train depot plaza will be constructed to the west of the train depot with benches, tables, and small ground level water spray bubblers. This plaza will help to “anchor” the train depot on the site. The concrete paving will be stamped with a boardwalk pattern to replicate the boardwalk around the existing train depot. The spray bubblers can be turned off when not in use as shown below.



20) Demonstration gardens along the east side of the train depot

A variety of demonstration gardens will be installed along the east side of the train depot. These can be gardens planted by local school children, local residents, or can show what types of plants can be used to save water.



21) Agricultural and tree house themed playground

A new playground with an agricultural and tree house theme will be installed that expands to the west of the existing Vinehenge playground. A dry stream bed with bridges runs between the existing playground and the new playground. The existing tree stump will be cut down to approximately 2' above grade and left in place for seating. The remainder of the wood from the stump will be cut and placed in the playground as benches, tables, and play pieces. The playground will also have shade canopies over the play equipment.



22) Splash pad water play area

A splash pad water play area will be installed to the south of the existing Vinehenge playground. The paving and spray equipment will be agriculturally themed to match the new playground. The seat wall around the south side will utilize citrus crate replicas made out of concrete. Local citrus labels will be utilized to reflect the history of the city and the valley.



23) Restoration of the historic water fountain

The historic WPA era water fountain has been converted to a planter bed. The fountain will be restored to working order with a plaza and benches located around it.

24) Giant chessboard

The Escondido History Center has a “giant chess set” that can be utilized with the installation of a giant chess board west of the new playground. The pieces can be checked out by the residents.

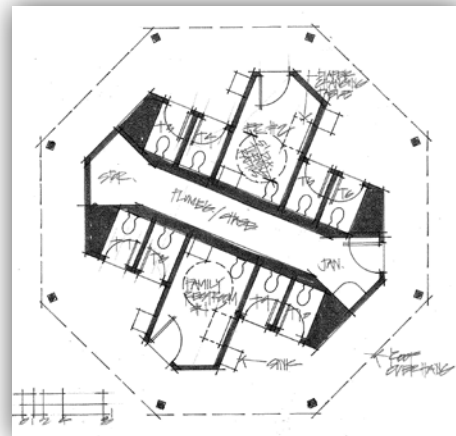


25) Relocation of Women’s Club building

The historic Women’s Club building currently located at 240 South Broadway will be relocated to the area east of the History Center building where the horseshoe pits are currently located. This will continue the theme of historic buildings from Escondido located along the Heritage Walk in the park.

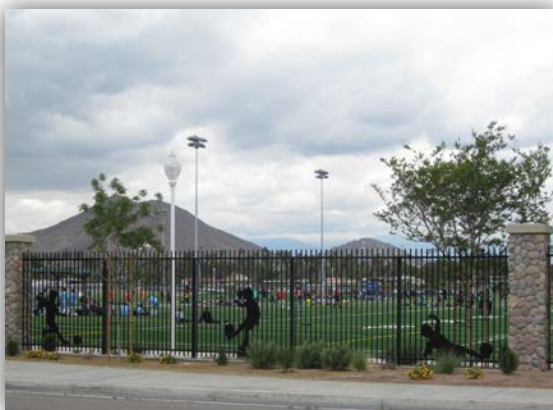
26) New restroom building

A new restroom building with architectural styles to match the historical timeframe of the Heritage Walk buildings will be installed in place of the current restroom building. There is an option to have the building custom designed or to have a pre-fabricated building designed that matches the historic architecture of the buildings on site.



27) Wrought Iron fencing along Escondido Creek

The current chainlink fencing with barbed wire at the edges of Escondido Creek are unsightly and present an uninviting element to the park. The fencing will be replaced with wrought iron fencing that will have various image silhouettes cut out of plate steel to represent significant events, people, and history of Escondido. The images below demonstrate the concept of the images but are not representative of the types of images that will be used.



28) Half-court basketball court

A half-court basketball court will be installed on the north of Escondido Creek at the park entrance. This will allow for individual and smaller groups to play but will not attract the large groups of players that prefer full court basketball. They are also located close to the parking lot for ease of access and the noise created by the court use will not impact the users in the park south of the creek.



29) Three (3) horseshoe pits

Three (3) horseshoe pits will be installed north of Escondido Creek at the park entrance to replace the pits removed to relocate the Women’s Club building. They are also located close to the parking lot for ease of access and the noise created by their use will not impact the users in the park south of the creek.



30) New 25 yard competition swimming pool

The existing pool and buildings are old and do not meet current codes. The option of renovating the current facilities is very costly and about 75%-80% of constructing a new aquatic facility. The plan shows the option of the new facility that includes a 25 yard completion pool with water slide and spectator bleachers.

31) New instructional swimming pool

With the construction of a new aquatic facility a separate instructional pool, shade structures and ground level water spray bubblers will also be installed.

32) New pool facility building

A new pool facility building will be installed that will become the signature entrance to the park on the north side of the creek.

If the concept of the new aquatic facility is approved then a thorough design process should be implemented with an aquatic consultant to determine the full extent of the facility.

As an alternate to a new aquatic facility, the existing pool, buildings and surrounding deck and landscape areas will be renovated as shown in the lower left corner of the Master Plan.

33) Renovation of existing swimming pool and pool facility building

A new pool facility building will be installed that will become the signature entrance to the park on the north side of the creek.

34) Single post trellis structure with climbing/flowering vines

A single post steel trellis structure will be installed along the north and west sides of the Woodward Avenue parking lot with flowering vines. This will help to identify this area as part of the park and provide an attractive element for motorists driving by the park.



35) Service vehicle access from parking lot north of Escondido Creek

36) Interactive ground level water fountains

37) Open lawn for stage/event seating

38) Information kiosks, historical signage, and way-finding signage throughout the park

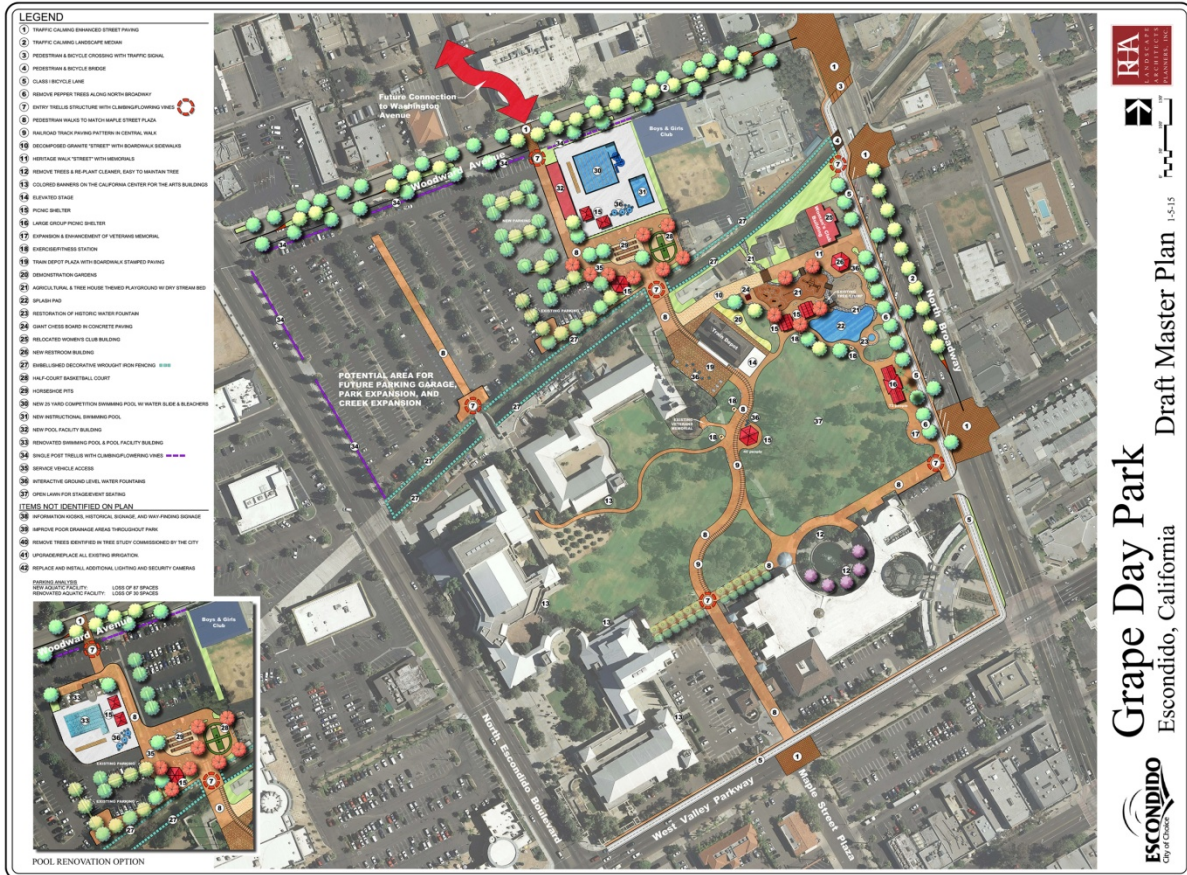
39) Improve poor drainage areas throughout park.

40) Remove trees identified to be removed in tree study commissioned by the city.

41) Upgrade/replace all existing irrigation.

42) Replace and install additional lighting and security cameras throughout the park.

A larger version of this plan can be found in **Chapter Eight**



CHAPTER FIVE – ACTION PLAN

5.1 ACTION PLAN

The matrix on the following page represents a summary of the Grape Day Park improvements over the next 20 years.

The goals have been segmented into three sections:

- Ongoing Goals
- Short Term Goals (0-3 years)
- Mid Term Goals (4-7 years)
- Long Term Goals (8-20 years)

The Action Plan Matrix on the next page identifies the improvements recommended for each goal time frame. This is meant to be a dynamic chart to be discussed and revised as needed based on available funding.

The Cost Impact of Development for each recommended improvement can be found on the pages following the Action Plan Matrix.

The goals are based on data gathered and documented in:

- Park Assessment Chapter 2
- Community Outreach & Participation Chapter 3
- Recommendations for Park Improvements Chapter 4

Grape Day Park - Action Plan Matrix (refer to Chapter 6 - Funding and Revenue Strategies, for potential funding of these goals)								
	ONGOING	0-3 YEARS	4-7 YEARS	8-20 YEARS				
PARK IMPROVEMENT RECOMMENDATIONS	1	Park maintenance	1	Playground Design and Construction	1	Entry monument structures at key park entry locations	1	Splash pad water play area
	2	Park activity programing	2	Restroom building	2	Pedestrian walkways & general park improvements	2	Train Depot plaza
	3		3	Remove trees at City Hall fountain & plant new trees	3	Veterans Memorial expansion	3	New or Renovated Aquatic Facility
	4		4	Remove trees identified to be removed in tree study commissioned by the city	4	Picnic shelters	4	
	5		5	Pedestrian & bicycle bridge, Class I bicycle lane, and emove trees along North Broadway	5	Large group picnic shelter	5	
	6		6	Pedestrian & bicycle crossing on North Broadway	6	Traffic calming enhanced street paving	6	
	7		7	Elevated stage at train depot	7	Landscape median & parking on North Broadway	7	
	8		8	Demonstration gardens	8	Landscape median & parking on Woodward Avenue	8	
	9		9	Wrought iron fence along Escondido Creek	9	Relocation of Women's Club building	9	
	10		10	Heritage Walk street	10	Half-court Basketball & Horseshoe Pits	10	
	11		11	Decomposed granit street with boardwalk sidewalks	11		11	
	12		12	Single post trellis with vines	12		12	
	13		13		13		13	
	14		14		14		14	
	15		15		15		15	
	16		16		16		16	

5.2 COST IMPACTS OF DEVELOPMENT

The cost of development of the proposed park improvements are based on current rates and prices. As specific improvement areas are determined by the City to be implemented, a more thorough cost analysis and due diligence should be performed.

The chart on the following two pages is a summary of the costs for each of the proposed development recommendations. Itemized costs for each area of recommendation follow on subsequent pages.

TRAFFIC CALMING ENHANCED STREET PAVING	\$795,690
<i>Item 1 in Master Plan Report</i>	
LANDSCAPE MEDIAN & PARKING ON NORTH BROADWAY	\$305,775
<i>Item 2 in Master Plan Report</i>	
LANDSCAPE MEDIAN & PLANTERS ON WOODWARD AVENUE	\$511,110
<i>Item 2 in Master Plan Report</i>	
PEDESTRIAN & BICYCLE CROSSING ON NORTH BROADWAY	\$234,900
<i>Item 3 in Master Plan Report</i>	
PEDESTRIAN & BICYCLE BRIDGE, CLASS 1 BICYCLE LANE, N. BRDWAY TREES	\$1,104,692
<i>Items 4, 5 & 6 in Master Plan Report</i>	
ENTRY MONUMENT STRUCTURES AT KEY PARK ENTRY LOCATIONS	\$1,256,715
<i>Item 7 in Master Plan Report</i>	
PEDESTRIAN WALKWAYS & GENERAL PARK IMPROVEMENTS	\$3,289,140
<i>Items 8, 9, 18, 23, 38, 39, 40, 41 & 42 in Master Plan Report</i>	
DECOMPOSED GRANITE STREET WITH BOARDWALK SIDEWALKS	\$153,225
<i>Item 10 in Master Plan Report</i>	
HERITAGE WALK STREET	\$159,840
<i>Item 11 in Master Plan Report</i>	
REMOVE TREES AT CITY HALL FOUNTAIN & PLANT NEW TREES	\$26,595
<i>Item 12 in Master Plan Report</i>	
ELEVATED STAGE AT TRAIN DEPOT	\$93,339
<i>Item 14 in Master Plan Report</i>	
PICNIC SHELTERS (4 total)	\$862,448
<i>Item 15 in Master Plan Report</i>	
LARGE GROUP PICNIC SHELTER	\$351,203
<i>Item 16 in Master Plan Report</i>	

VETERANS MEMORIAL EXPANSION <i>Item 17 in Master Plan Report</i>	\$122,803
TRAIN DEPOT PLAZA <i>Item 19 in Master Plan Report</i>	\$575,573
DEMONSTRATION GARDENS <i>Item 20 in Master Plan Report</i>	\$47,169
AGRICULTURAL & TREE HOUSE THEMED PLAYGROUND <i>Items 21 & 24 in Master Plan Report</i>	\$313,895
SPLASH PAD WATER PLAY AREA <i>Item 22 in Master Plan Report</i>	\$450,185
RELOCATION OF WOMEN'S CLUB BUILDING <i>Item 25 in Master Plan Report</i>	\$279,585
RESTROOM BUILDING <i>Item 26 in Master Plan Report</i>	\$805,680
WROUGHT IRON FENCE ALONG ESCONDIDO CREEK <i>Item 27 in Master Plan Report</i>	\$552,596
HALF-COURT BASKETBALL & HORSE SHOE PITS <i>Items 28 & 29 in Master Plan Report</i>	\$635,324
SINGLE POST TRELLIS WITH VINES <i>Item 34 in Master Plan Report</i>	\$306,045
NEW AQUATIC FACILITY <i>Items 15, 30, 31, 32 & 36 in Master Plan Report</i>	\$5,688,887
RENOVATED POOL FACILITY <i>Items 15, 33 & 36 in Master Plan Report</i>	\$3,385,476

TOTAL W/ NEW AQUATIC FACILITY \$18,922,410

TOTAL W/ RENOVATED POOL FACILITY \$16,619,000

Itemized costs for each area of recommendation

TRAFFIC CALMING ENHANCED STREET PAVING					\$795,690
Item 1 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$63,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$60,000.00	\$60,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$98,700
Asphalt Paving removal - North Broadway	28,000	SF	\$3.00	\$84,000	
Asphalt Paving removal - Woodward Ave	1,300	SF	\$3.00	\$3,900	
Asphalt Paving removal - West Valley Parkway	3,600	SF	\$3.00	\$10,800	
GRADING & DRAINAGE					\$32,900
Grading	32,900	SF	\$1.00	\$32,900	
SITE CONSTRUCTION					\$394,800
Vehicular Concrete Pavers - North Broadway	28,000	SF	\$12.00	\$336,000	
Vehicular Concrete Pavers - Woodward Ave	1,300	SF	\$12.00	\$15,600	
Vehicular Concrete Pavers - West Valley Parkway	3,600	SF	\$12.00	\$43,200	
SUB-TOTAL					\$589,400
			Design, Project Management and Administration	20%	\$117,880
			Contingency	15%	\$88,410
TOTAL					\$795,690

LANDSCAPE MEDIAN & PARKING ON NORTH BROADWAY					\$305,775
Item 2 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$23,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$20,000.00	\$20,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$18,600
Asphalt Paving removal	6,200	SF	\$3.00	\$18,600	
GRADING & DRAINAGE					\$6,200
Grading	6,200	SF	\$1.00	\$6,200	
SITE CONSTRUCTION					\$117,000
Stamped Concrete	200	SF	\$10.00	\$2,000	
Concrete Curb	1,300	LF	\$30.00	\$39,000	
Asphalt repair	1	LS	\$5,000.00	\$5,000	
Asphalt Slurry Coat	32,000	SF	\$2.00	\$64,000	
Parking Striping	1	LS	\$3,000.00	\$3,000	
Lane Striping	1	LS	\$4,000.00	\$4,000	
IRRIGATION					\$17,500
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Irrigation Controller	1	EA	\$5,000.00	\$5,000	
Shrubs & Groundcover Irrigation	6,000	SF	\$1.50	\$9,000	
PLANTING					\$44,200
Weed Abatement, Soil Preparation & Fine Grade	6,000	SF	\$0.36	\$2,160	
90 Day Maintenance	6,000	SF	\$0.09	\$540	
Shrubs & Groundcover	6,000	SF	\$4.00	\$24,000	
48" Box Tree	14	EA	\$1,250.00	\$17,500	
SUB-TOTAL					\$226,500
			Design, Project Management and Administration	20%	\$45,300
			Contingency	15%	\$33,975
TOTAL					\$305,775

LANDSCAPE MEDIAN & PLANTERS ON WOODWARD AVENUE					\$511,110
Item 2 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$41,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$38,000.00	\$38,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$16,650
Asphalt Paving removal	5,550	SF	\$3.00	\$16,650	
GRADING & DRAINAGE					\$5,550
Grading	5,550	SF	\$1.00	\$5,550	
SITE CONSTRUCTION					\$213,400
Stamped Concrete	550	SF	\$10.00	\$5,500	
Concrete Curb	3,200	LF	\$30.00	\$96,000	
Asphalt repair	1	LS	\$7,000.00	\$7,000	
Asphalt Slurry Coat	50,450	SF	\$2.00	\$100,900	
Lane Striping	1	LS	\$4,000.00	\$4,000	
IRRIGATION					\$17,250
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Irrigation Controller	1	EA	\$5,000.00	\$5,000	
Shrubs & Groundcover Irrigation	5,000	SF	\$1.75	\$8,750	
PLANTING					\$84,750
Weed Abatement, Soil Preparation & Fine Grade	5,000	SF	\$0.36	\$1,800	
90 Day Maintenance	5,000	SF	\$0.09	\$450	
Shrubs & Groundcover	5,000	SF	\$4.00	\$20,000	
48" Box Tree	50	EA	\$1,250.00	\$62,500	
SUB-TOTAL					\$378,600
			Design, Project Management and Administration	20%	\$75,720
			Contingency	15%	\$56,790
TOTAL					\$511,110

PEDESTRIAN & BICYCLE CROSSING ON NORTH BROADWAY					\$234,900
Item 3 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$18,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$18,000.00	\$18,000	
SITE CONSTRUCTION					\$156,000
Traffic Signal	1	EA	\$150,000.00	\$150,000	
Signage	1	LS	\$4,000.00	\$4,000	
Striping	1	LS	\$2,000.00	\$2,000	
SUB-TOTAL				\$174,000	
Design, Project Management and Administration				20%	\$34,800
Contingency				15%	\$26,100
TOTAL					\$234,900

PEDESTRIAN & BICYCLE BRIDGE, CLASS 1 BICYCLE LANE, N. BRDWAY TREES \$1,104,692
 Items 4, 5 & 6 in Master Plan Report

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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OVERHEAD & MOBILIZATION/DEMOLITION \$73,000

General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$70,000.00	\$70,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	

CLEAR & GRUB/DEMOLITION \$97,840

Concrete removal - North Broadway	10,000	SF	\$2.00	\$20,000	
Concrete removal - West Valley Parkway	8,600	SF	\$3.00	\$25,800	
Asphalt removal - West Valley Parkway	12,000	SF	\$3.00	\$36,000	
Concrete Curb removal - West Valley Parkway	920	LF	\$2.00	\$1,840	
Turf removal - North Broadway	10,000	SF	\$1.00	\$10,000	
Tree removal - North Broadway	14	EA	\$300.00	\$4,200	

GRADING & DRAINAGE \$47,100

Grading	47,100	SF	\$1.00	\$47,100	
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SITE CONSTRUCTION \$576,000

Concrete Paving (6") - Bicycle Lane - North Broadway	14,500	SF	\$8.00	\$116,000	
Asphalt Paving - Bicycle Lane - W. Valley Pkwy	12,600	SF	\$4.50	\$56,700	
Concrete Pavers - Pedestrian Walks - North Broadway	15,500	SF	\$12.00	\$186,000	
Concrete Pavers - Pedestrian Walks - W. Valley Pkwy	4,500	SF	\$12.00	\$54,000	
Concrete Curb & Gutter - W. Valley Pkwy	920	LF	\$40.00	\$36,800	
Bicycle Lane striping - North Broadway	1	LS	\$3,500.00	\$3,500	
Bicycle Lane striping - West Valley Parkway	1	LS	\$3,500.00	\$3,500	
Pedestrian and Bicycle Bridge	1	LS	\$100,000.00	\$100,000	
Tree Grates	13	EA	\$1,500.00	\$19,500	

IRRIGATION \$6,100

Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Tree Bubblers	13	EA	\$200.00	\$2,600	

PLANTING \$18,250

90 Day Maintenance	1	LS	\$2,000.00	\$2,000	
48" Box Tree	13	EA	\$1,250.00	\$16,250	

SUB-TOTAL \$818,290

Design, Project Management and Administration 20% **\$163,658**
 Contingency 15% **\$122,744**

TOTAL \$1,104,692

ENTRY MONUMENT STRUCTURES AT KEY PARK ENTRY LOCATIONS					\$1,256,715
Item 7 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$80,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$80,000.00	\$80,000	
CLEAR & GRUB/DEMOLITION					\$15,000
General Clear & Grub / Demolition	6	EA	\$2,500.00	\$15,000	
SITE CONSTRUCTION					\$822,000
Monument Structure	6	EA	\$125,000.00	\$750,000	
Concrete Pavers	6,000	SF	\$12.00	\$72,000	
IRRIGATION					\$8,300
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Vine Bubblers	24	EA	\$200.00	\$4,800	
PLANTING					\$5,600
90 Day Maintenance	1	LS	\$2,000.00	\$2,000	
15 Gal Vine	24	EA	\$150.00	\$3,600	
SUB-TOTAL				\$930,900	
Design, Project Management and Administration				20%	\$186,180
Contingency				15%	\$139,635
TOTAL					\$1,256,715

PEDESTRIAN WALKWAYS & GENERAL PARK IMPROVEMENTS **\$3,289,140**
 Items 8, 9, 18, 23, 38, 39, 40, 41 & 42 in Master Plan Report

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$265,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$250,000.00	\$250,000	
NPDES Permit Compliance	1	LS	\$15,000.00	\$15,000	
CLEAR & GRUB/DEMOLITION					\$267,500
Concrete removal	7,000	SF	\$2.00	\$14,000	
Turf removal	222,000	SF	\$1.00	\$222,000	
Shrub & Groundcover removal	15,000	SF	\$2.00	\$30,000	
Tree removal	5	EA	\$300.00	\$1,500	
GRADING & DRAINAGE					\$292,000
Grading	277,000	SF	\$1.00	\$277,000	
Drainage	1	LS	\$15,000.00	\$15,000	
ELECTRICAL					\$250,000
Electrical distribution system	1	LS	\$100,000.00	\$100,000	
Walkway light (poles, fixtures, conduit, wire, pull boxes)	30	EA	\$5,000.00	\$150,000	
SITE CONSTRUCTION					\$594,500
Concrete Pavers & Stamped Paving (6")	40,000	SF	\$12.00	\$480,000	
Drinking Fountains	2	EA	\$2,500.00	\$5,000	
Trash Receptacles	20	EA	\$1,200.00	\$24,000	
Benches	15	EA	\$1,500.00	\$22,500	
Exercise / Fitness Stations	4	EA	\$3,500.00	\$14,000	
Information Kiosks	4	EA	\$4,000.00	\$16,000	
Wayfinding Signage	1	LS	\$8,000.00	\$8,000	
Historical Signage	1	LS	\$15,000.00	\$15,000	
Historic Fountain Restoration	1	LS	\$10,000.00	\$10,000	
IRRIGATION					\$378,750
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Irrigation Controller	2	EA	\$8,000.00	\$16,000	
Turf Irrigation	222,000	SF	\$1.50	\$333,000	
Shrub & Groundcover Irrigation	15,000	SF	\$1.75	\$26,250	
PLANTING					\$388,650
Weed Abatement, Soil Preparation & Fine Grade	237,000	SF	\$0.36	\$85,320	
90 Day Maintenance	237,000	SF	\$0.09	\$21,330	
Sodded Turf	222,000	SF	\$1.00	\$222,000	
Shrubs & Groundcover	15,000	SF	\$4.00	\$60,000	
SUB-TOTAL					\$2,436,400
Design, Project Management and Administration				20%	\$487,280
Contingency				15%	\$365,460
TOTAL					\$3,289,140

DECOMPOSED GRANITE STREET WITH BOARDWALK SIDEWALKS **\$153,225**

Item 10 in Master Plan Report

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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OVERHEAD & MOBILIZATION/DEMOBILIZATION **\$15,000**

General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$12,000.00	\$12,000
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000

CLEAR & GRUB/DEMOLITION **\$7,000**

Concrete removal	1,600	SF	\$2.00	\$3,200
Turf removal	3,200	SF	\$1.00	\$3,200
Tree removal	2	EA	\$300.00	\$600

GRADING & DRAINAGE **\$12,160**

Grading	4,580	SF	\$2.00	\$9,160
Drainage	1	LS	\$3,000.00	\$3,000

ELECTRICAL **\$35,000**

Electrical distribution system	1	LS	\$15,000.00	\$15,000
Walkway light (poles, fixtures, conduit, wire, pull boxes)	4	EA	\$5,000.00	\$20,000

SITE CONSTRUCTION **\$44,340**

Decomposed Granite Paving w/ stablizer (6")	2,420	SF	\$5.00	\$12,100
Boardwalk Stamped Concrete Paving (6")	2,160	SF	\$9.00	\$19,440
Trash Receptacles	4	EA	\$1,200.00	\$4,800
Benches	2	EA	\$1,500.00	\$3,000
Bridge	1	EA	\$5,000.00	\$5,000

SUB-TOTAL **\$113,500**

Design, Project Management and Administration	20%	\$22,700
Contingency	15%	\$17,025

TOTAL **\$153,225**

HERITAGE WALK STREET					\$159,840
Item 11 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOLITION					\$15,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$12,000.00	\$12,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$7,000
Concrete removal	3,000	SF	\$2.00	\$6,000	
Memorial / Plaque Salvage	1	LS	\$1,000.00	\$1,000	
GRADING & DRAINAGE					\$12,720
Grading	4,860	SF	\$2.00	\$9,720	
Drainage	1	LS	\$3,000.00	\$3,000	
ELECTRICAL					\$35,000
Electrical distribution system	1	LS	\$15,000.00	\$15,000	
Walkway light (poles, fixtures, conduit, wire, pull boxes)	4	EA	\$5,000.00	\$20,000	
SITE CONSTRUCTION					\$48,680
Concrete Paving (6")	4,860	SF	\$8.00	\$38,880	
Trash Receptacles	4	EA	\$1,200.00	\$4,800	
Benches	2	EA	\$1,500.00	\$3,000	
Memorial / Plaque installation	1	LS	\$2,000.00	\$2,000	
SUB-TOTAL					\$118,400
			Design, Project Management and Administration	20%	\$23,680
			Contingency	15%	\$17,760
TOTAL					\$159,840

REMOVE TREES AT CITY HALL FOUNTAIN & PLANT NEW TREES					\$26,595
Item 12 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOLITION					\$2,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$2,000.00	\$2,000	
CLEAR & GRUB/DEMOLITION					\$4,200
Tree removal	14	EA	\$300.00	\$4,200	
PLANTING					\$13,500
90 Day Maintenance	1	LS	\$1,000.00	\$1,000	
60" Box Tree	5	EA	\$2,500.00	\$12,500	
SUB-TOTAL					\$19,700
			Design, Project Management and Administration	20%	\$3,940
			Contingency	15%	\$2,955
TOTAL					\$26,595

ELEVATED STAGE AT TRAIN DEPOT					\$93,339
Item 14 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$5,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$5,000.00	\$5,000	
CLEAR & GRUB/DEMOLITION					\$2,400
Concrete removal	400	SF	\$2.00	\$800	
Turf removal	1,600	SF	\$1.00	\$1,600	
GRADING					\$11,000
Grading	2,000	SF	\$1.00	\$2,000	
Backfill	180	CY	\$50.00	\$9,000	
ELECTRICAL					\$5,000
Electrical Power Event Box	1	LS	\$5,000.00	\$5,000	
SITE CONSTRUCTION					\$41,000
Stage (4" concrete)	1,600	SF	\$15.00	\$24,000	
3' Retaining Walls	175	LF	\$80.00	\$14,000	
Stairs	1	LS	\$3,000.00	\$3,000	
IRRIGATION					\$3,000
Irrigation Adjustments	1	LS	\$3,000.00	\$3,000	
PLANTING					\$1,740
Weed Abatement, Soil Preparation & Fine Grade	1,200	SF	\$0.36	\$432	
90 Day Maintenance	1,200	SF	\$0.09	\$108	
Sodded Turf	1,200	SF	\$1.00	\$1,200	
SUB-TOTAL					\$69,140
			Design, Project Management and Administration	20%	\$13,828
			Contingency	15%	\$10,371
TOTAL					\$93,339

PICNIC SHELTERS					\$862,448
Item 15 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$45,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$45,000.00	\$45,000	
CLEAR & GRUB/DEMOLITION					\$5,000
Turf removal	5,000	SF	\$1.00	\$5,000	
GRADING					\$7,500
Grading	7,500	SF	\$1.00	\$7,500	
ELECTRICAL					\$16,000
Electrical Distribution System	1	LS	\$8,000.00	\$8,000	
Lighting & Power for Shelters	4	EA	\$4,000.00	\$16,000	
SITE CONSTRUCTION					\$556,000
Concrete Pavers & Stamped Paving (6")	7,500	SF	\$12.00	\$90,000	
Picnic Shelter	4	EA	\$75,000.00	\$300,000	
Picnic Tables	17	EA	\$2,000.00	\$34,000	
Trash Receptacle	8	EA	\$1,500.00	\$12,000	
Water Spray Bubblers	1	LS	\$120,000.00	\$120,000	
IRRIGATION					\$5,000
Irrigation Adjustments	1	LS	\$5,000.00	\$5,000	
PLANTING					\$4,350
Weed Abatement, Soil Preparation & Fine Grade	3,000	SF	\$0.36	\$1,080	
90 Day Maintenance	3,000	SF	\$0.09	\$270	
Sodded Turf	3,000	SF	\$1.00	\$3,000	
SUB-TOTAL					\$638,850
Design, Project Management and Administration				20%	\$127,770
Contingency				15%	\$95,828
TOTAL					\$862,448

LARGE GROUP PICNIC SHELTER					\$351,203
Item 16 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$20,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$20,000.00	\$20,000	
CLEAR & GRUB/DEMOLITION					\$5,200
Turf removal	5,200	SF	\$1.00	\$5,200	
GRADING					\$5,200
Grading	5,200	SF	\$1.00	\$5,200	
ELECTRICAL					\$8,000
Electrical Distribution System	1	LS	\$4,000.00	\$4,000	
Lighting & Power for Shelter	4	EA	\$2,000.00	\$8,000	
SITE CONSTRUCTION					\$212,400
Concrete Pavers & Stamped Paving (6")	5,200	SF	\$12.00	\$62,400	
Picnic Shelter	1	EA	\$120,000.00	\$120,000	
Picnic Tables	12	EA	\$2,000.00	\$24,000	
Trash Receptacle	4	EA	\$1,500.00	\$6,000	
IRRIGATION					\$5,000
Irrigation Adjustments	1	LS	\$5,000.00	\$5,000	
PLANTING					\$4,350
Weed Abatement, Soil Preparation & Fine Grade	3,000	SF	\$0.36	\$1,080	
90 Day Maintenance	3,000	SF	\$0.09	\$270	
Sodded Turf	3,000	SF	\$1.00	\$3,000	
SUB-TOTAL					\$260,150
Design, Project Management and Administration				20%	\$52,030
Contingency				15%	\$39,023
TOTAL					\$351,203

VETERANS MEMORIAL EXPANSION					\$122,803
Item 17 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$8,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$8,000.00	\$8,000	
CLEAR & GRUB/DEMOLITION					\$7,400
Concrete removal	1,400	SF	\$2.00	\$2,800	
Memorial Salvage	1	LS	\$1,500.00	\$1,500	
Turf removal	2,500	SF	\$1.00	\$2,500	
Tree removal	2	EA	\$300.00	\$600	
GRADING					\$3,900
Grading	3,900	SF	\$1.00	\$3,900	
ELECTRICAL					\$8,000
Electrical distribution system	1	LS	\$3,000.00	\$3,000	
Lighting	1	LS	\$5,000.00	\$5,000	
SITE CONSTRUCTION					\$58,200
Concrete Pavers & Stamped Paving (6")	3,900	SF	\$12.00	\$46,800	
Trash Receptacles	2	EA	\$1,200.00	\$2,400	
Benches	4	EA	\$1,500.00	\$6,000	
Memorial Installation	1	EA	\$3,000.00	\$3,000	
IRRIGATION					\$3,000
Irrigation Adjustments	1	LS	\$3,000.00	\$3,000	
PLANTING					\$2,465
Weed Abatement, Soil Preparation & Fine Grade	1,700	SF	\$0.36	\$612	
90 Day Maintenance	1,700	SF	\$0.09	\$153	
Sodded Turf	1,700	SF	\$1.00	\$1,700	
SUB-TOTAL					\$90,965
Design, Project Management and Administration				20%	\$18,193
Contingency				15%	\$13,645
TOTAL					\$122,803

TRAIN DEPOT PLAZA **\$575,573**
 Items 19 & 36 in Master Plan Report

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$43,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$40,000.00	\$40,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$11,000
Concrete removal	1,400	SF	\$2.00	\$2,800	
Turf removal	7,000	SF	\$1.00	\$7,000	
Tree removal	4	EA	\$300.00	\$1,200	
GRADING & DRAINAGE					\$13,100
Grading	10,100	SF	\$1.00	\$10,100	
Drainage	1	LS	\$3,000.00	\$3,000	
ELECTRICAL					\$24,000
Electrical distribution system	1	LS	\$4,000.00	\$4,000	
Walkway light (poles, fixtures, conduit, wire, pull boxes)	4	EA	\$5,000.00	\$20,000	
SITE CONSTRUCTION					\$323,000
Concrete Pavers & Stamped Paving (6")	10,100	SF	\$12.00	\$121,200	
Trash Receptacles	4	EA	\$1,200.00	\$4,800	
Benches	6	EA	\$1,500.00	\$9,000	
Picnic Tables	4	EA	\$2,000.00	\$8,000	
Water Spray Bubblers	1	LS	\$180,000.00	\$180,000	
IRRIGATION					\$5,000
Irrigation Adjustments	1	LS	\$5,000.00	\$5,000	
PLANTING					\$7,250
Weed Abatement, Soil Preparation & Fine Grade	5,000	SF	\$0.36	\$1,800	
90 Day Maintenance	5,000	SF	\$0.09	\$450	
Sodded Turf	5,000	SF	\$1.00	\$5,000	
SUB-TOTAL					\$426,350
			Design, Project Management and Administration	20%	\$85,270
			Contingency	15%	\$63,953
TOTAL					\$575,573

DEMONSTRATION GARDENS					\$47,169
Item 20 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$4,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$4,000.00	\$4,000	
CLEAR & GRUB/DEMOLITION					\$2,200
Turf removal	2,200	SF	\$1.00	\$2,200	
GRADING & DRAINAGE					\$5,200
Grading	2,200	SF	\$1.00	\$2,200	
Drainage	1	LS	\$3,000.00	\$3,000	
SITE CONSTRUCTION					\$2,000
Signage	1	LS	\$2,000.00	\$2,000	
IRRIGATION					\$7,350
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Shrub & Groundcover Irrigation	2,200	SF	\$1.75	\$3,850	
PLANTING					\$14,190
Weed Abatement, Soil Preparation & Fine Grade	2,200	SF	\$0.36	\$792	
90 Day Maintenance	2,200	SF	\$0.09	\$198	
Shrubs & Groundcover	2,200	SF	\$6.00	\$13,200	
SUB-TOTAL					\$34,940
Design, Project Management and Administration				20%	\$6,988
Contingency				15%	\$5,241
TOTAL					\$47,169

AGRICULTURAL & TREE HOUSE THEMED PLAYGROUND					\$313,895
Items 21 & 24 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOLITION					\$21,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$18,000.00	\$18,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$14,700
Concrete removal	1,800	SF	\$2.00	\$3,600	
Turf removal	9,000	SF	\$1.00	\$9,000	
Tree removal	7	EA	\$300.00	\$2,100	
GRADING & DRAINAGE					\$9,900
Grading	10,800	SF	\$0.50	\$5,400	
Drainage	1	LS	\$4,500.00	\$4,500	
ELECTRICAL (not in budget)					\$0
Electrical distribution system		LS	\$4,000.00	\$0	
Walkway light (poles, fixtures, conduit, wire, pull boxes)		EA	\$5,000.00	\$0	
SITE CONSTRUCTION					\$179,825
Concrete Paving (6")	3,000	SF	\$7.00	\$21,000	
Giant Chessboard	450	SF	\$8.50	\$3,825	
Concrete Ramp	1	EA	\$2,000.00	\$2,000	
Trash Receptacles	4	EA	\$1,200.00	\$4,800	
Benches	5	EA	\$1,500.00	\$7,500	
Stream Bed	1,500	EA	\$5.00	\$7,500	
Wood Chips w/ fabric	5,850	SF	\$4.00	\$23,400	
Playground Curb	370	SF	\$40.00	\$14,800	
Playground Sign	2	EA	\$1,000.00	\$2,000	
Play Structure	1	EA	\$90,000.00	\$90,000	
Swings	1	EA	\$4,000.00	\$4,000	
Pre-Cast Concrete pieces	1	LS	\$10,000.00	\$10,000	
Shade Canopies	1	LS	\$10,000.00	\$10,000	
IRRIGATION					\$1,500
Irrigation Adjustments	1	LS	\$1,500.00	\$1,500	
PLANTING					\$5,590
Weed Abatement, Soil Preparation & Fine Grade	2,200	SF	\$0.36	\$792	
90 Day Maintenance	2,200	SF	\$0.09	\$198	
Sodded Turf	1,400	SF	\$1.00	\$1,400	
Shrubs & Groundcover	800	SF	\$4.00	\$3,200	
SUB-TOTAL					\$232,515
			Design, Project Management and Administration	20%	\$46,503
			Contingency	15%	\$34,877
TOTAL					\$313,895

SPLASH PAD WATER PLAY AREA					\$450,185
Item 22 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOLITION					\$28,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$25,000.00	\$25,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$8,700
Turf removal	7,500	SF	\$1.00	\$7,500	
Tree removal	4	EA	\$300.00	\$1,200	
GRADING & DRAINAGE					\$8,250
Grading	7,500	SF	\$0.50	\$3,750	
Drainage	1	LS	\$4,500.00	\$4,500	
ELECTRICAL					\$25,000
Electrical distribution system	1	LS	\$5,000.00	\$5,000	
Walkway light (poles, fixtures, conduit, wire, pull boxes)	4	EA	\$5,000.00	\$20,000	
SITE CONSTRUCTION					\$256,975
Concrete Pavers & Stamped Paving (6")	800	SF	\$12.00	\$9,600	
Trash Receptacles	4	EA	\$1,200.00	\$4,800	
Themed Concrete Seat Wall	180	LF	\$80.00	\$14,400	
Stream Bed	675	EA	\$5.00	\$3,375	
Splash Pad Surfacing	5,650	SF	\$12.00	\$67,800	
Signage	2	EA	\$1,000.00	\$2,000	
Splash Pad Spray Equipment	1	LS	\$120,000.00	\$120,000	
Recirculating Water System	1	LS	\$35,000.00	\$35,000	
IRRIGATION					\$3,500
Irrigation Adjustments	1	LS	\$3,500.00	\$3,500	
PLANTING					\$3,045
Weed Abatement, Soil Preparation & Fine Grade	2,100	SF	\$0.36	\$756	
90 Day Maintenance	2,100	SF	\$0.09	\$189	
Sodded Turf	2,100	SF	\$1.00	\$2,100	
SUB-TOTAL					\$333,470
			Design, Project Management and Administration	20%	\$66,694
			Contingency	15%	\$50,021
TOTAL					\$450,185

RELOCATION OF WOMEN'S CLUB BUILDING					\$279,585
Item 25 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$18,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$15,000.00	\$15,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$10,000
Turf removal	7,500	SF	\$1.00	\$7,500	
Tree removal	5	EA	\$300.00	\$1,500	
Horseshoe Pit removal	1	LS	\$1,000.00	\$1,000	
GRADING & DRAINAGE					\$8,250
Grading	7,500	SF	\$0.50	\$3,750	
Drainage	1	LS	\$4,500.00	\$4,500	
ELECTRICAL					\$5,000
Electrical connections	1	LS	\$5,000.00	\$5,000	
SITE CONSTRUCTION					\$116,000
Relocate Building	3,300	SF	\$30.00	\$99,000	
Concrete Pavers & Stamped Paving (6")	1,000	SF	\$12.00	\$12,000	
Sewer connection	1	LS	\$5,000.00	\$5,000	
IRRIGATION					\$17,250
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Turf Irrigation	1,000	SF	\$1.50	\$1,500	
Shrub & Groundcover Irrigation	7,000	SF	\$1.75	\$12,250	
PLANTING					\$32,600
Weed Abatement, Soil Preparation & Fine Grade	8,000	SF	\$0.36	\$2,880	
90 Day Maintenance	8,000	SF	\$0.09	\$720	
Turf Sod	1,000	SF	\$1.00	\$1,000	
Shrubs & Groundcover	7,000	SF	\$4.00	\$28,000	
SUB-TOTAL					\$207,100
			Design, Project Management and Administration	20%	\$41,420
			Contingency	15%	\$31,065
TOTAL					\$279,585

RESTROOM BUILDING					\$805,680
Item 26 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOLITION					\$48,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$45,000.00	\$45,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$8,800
Building removal	1	LS	\$4,000.00	\$4,000	
Concrete removal	2,400	SF	\$2.00	\$4,800	
GRADING & DRAINAGE					\$1,200
Grading	2,400	SF	\$0.50	\$1,200	
ELECTRICAL					\$5,000
Electrical connections	1	LS	\$5,000.00	\$5,000	
SITE CONSTRUCTION					\$533,800
Restroom Building (Pre-Fab building is cheaper)	1,000	SF	\$500.00	\$500,000	
Concrete Pavers & Stamped Paving (6")	2,400	SF	\$12.00	\$28,800	
Sewer connection	1	LS	\$5,000.00	\$5,000	
SUB-TOTAL					\$596,800
Design, Project Management and Administration				20%	\$119,360
Contingency				15%	\$89,520
TOTAL					\$805,680

WROUGHT IRON FENCE ALONG ESCONDIDO CREEK					\$552,596
Item 27 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$28,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$25,000.00	\$25,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
CLEAR & GRUB/DEMOLITION					\$5,130
Chainlink Fence removal	1,710	LF	\$3.00	\$5,130	
SITE CONSTRUCTION					\$376,200
8' Wrought Iron Fence with Images	1,710	LF	\$220.00	\$376,200	
SUB-TOTAL					\$409,330
Design, Project Management and Administration				20%	\$81,866
Contingency				15%	\$61,400
TOTAL					\$552,596

HALF-COURT BASKETBALL & HORSE SHOE PITS					\$635,324
Items 28 & 29 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$44,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$40,000.00	\$40,000	
NPDES Permit Compliance	1	LS	\$4,000.00	\$4,000	
CLEAR & GRUB/DEMOLITION					\$39,700
Asphalt and Curb removal	17,500	SF	\$2.00	\$35,000	
Concrete removal	1,500	SF	\$2.00	\$3,000	
General Clear & Grub	1,700	SF	\$1.00	\$1,700	
GRADING & DRAINAGE					\$46,400
Grading	20,700	SF	\$2.00	\$41,400	
Drainage	1	LS	\$5,000.00	\$5,000	
ELECTRICAL					\$45,000
Electrical distribution system	1	LS	\$5,000.00	\$5,000	
Lights (poles, fixtures, conduit, wire, pull boxes)	8	EA	\$5,000.00	\$40,000	
SITE CONSTRUCTION					\$261,600
Concrete Pavers & Stamped Paving (6")	15,550	SF	\$12.00	\$186,600	
Trash Receptacles	4	EA	\$1,200.00	\$4,800	
Basketball Court Paving	2,600	SF	\$12.00	\$31,200	
Basketball Equipment	1	LS	\$3,000.00	\$3,000	
Benches	6	SF	\$1,500.00	\$9,000	
Decomposed Granite Paving w/ stablizer (6")	3,000	SF	\$5.00	\$15,000	
Horseshoe Pits	3	EA	\$4,000.00	\$12,000	
IRRIGATION					\$11,025
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Shrub & Groundcover Irrigation	4,300	SF	\$1.75	\$7,525	
PLANTING					\$22,885
Weed Abatement, Soil Preparation & Fine Grade	4,300	SF	\$0.36	\$1,548	
90 Day Maintenance	4,300	SF	\$0.09	\$387	
36" Box Tree	5	SF	\$750.00	\$3,750	
Shrubs & Groundcover	4,300	SF	\$4.00	\$17,200	
SUB-TOTAL					\$470,610
			Design, Project Management and Administration	20%	\$94,122
			Contingency	15%	\$70,592
TOTAL					\$635,324

SINGLE POST TRELLIS WITH VINES					\$306,045
Item 34 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOBILIZATION					\$21,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$18,000.00	\$18,000	
NPDES Permit Compliance	1	LS	\$3,000.00	\$3,000	
SITE CONSTRUCTION					\$180,000
Single Post Trellis	600	LF	\$300.00	\$180,000	
IRRIGATION					\$15,500
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Vine Bubblers	60	EA	\$200.00	\$12,000	
PLANTING					\$10,200
90 Day Maintenance	1	LS	\$1,200.00	\$1,200	
15 Gal Vine	60	SF	\$150.00	\$9,000	
SUB-TOTAL					\$226,700
			Design, Project Management and Administration	20%	\$45,340
			Contingency	15%	\$34,005
TOTAL					\$306,045

NEW AQUATIC FACILITY **\$5,688,887**
 Items 15, 30, 31, 32 & 36 in Master Plan Report

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMOLITION					\$375,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$360,000.00	\$360,000	
NPDES Permit Compliance	1	LS	\$15,000.00	\$15,000	
CLEAR & GRUB/DEMOLITION					\$305,000
Asphalt and Curb removal	37,500	SF	\$2.00	\$75,000	
Demolish Existing Pools, Buildings, etc.	23,000	LS	\$10.00	\$230,000	
GRADING & DRAINAGE					\$112,000
Grading	51,000	SF	\$2.00	\$102,000	
Drainage	1	LS	\$10,000.00	\$10,000	
ELECTRICAL					\$150,000
Electrical distribution system	1	LS	\$50,000.00	\$50,000	
Lights (poles, fixtures, conduit, wire, pull boxes)	20	EA	\$5,000.00	\$100,000	
SITE CONSTRUCTION					\$3,243,600
Concrete Pavers & Stamped Paving (6")	4,000	SF	\$12.00	\$48,000	
Trash Receptacles	12	EA	\$1,200.00	\$14,400	
Asphalt Paving (15,000 sf - 3" thick)	290	TON	\$100.00	\$29,000	
Aggregate Base (15,000 sf - 6" thick)	480	TON	\$50.00	\$24,000	
Parking Lot Striping	1	LS	\$5,000.00	\$5,000	
Concrete Curb and Gutter	1,200	LF	\$30.00	\$36,000	
Disabled Parking Stall Sign	4	EA	\$800.00	\$3,200	
Pool Building	2,700	SF	\$300.00	\$810,000	
Mechanical Enclosure	1,000	SF	\$150.00	\$150,000	
8 Lane 25 yard Pool & Mechanical Equipment	5,500	SF	\$165.00	\$907,500	
Instructional Pool & Mechanical Equipment	1,700	SF	\$165.00	\$280,500	
Water Slide	1	LS	\$50,000.00	\$50,000	
Bleachers	3	EA	\$8,000.00	\$24,000	
Decking	22,800	SF	\$25.00	\$570,000	
Shade Canopies	2	EA	\$18,000.00	\$36,000	
8' Wrought Iron Fencing	500	LF	\$180.00	\$90,000	
Picnic Tables	8	EA	\$2,000.00	\$16,000	
Water Spray Bubblers	1	LS	\$150,000.00	\$150,000	
IRRIGATION					\$7,350
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Shrub & Groundcover Irrigation	2,200	SF	\$1.75	\$3,850	
PLANTING					\$21,040
Weed Abatement, Soil Preparation & Fine Grade	2,200	SF	\$0.36	\$792	
90 Day Maintenance	2,200	SF	\$0.09	\$198	
36" Box Tree	15	SF	\$750.00	\$11,250	
Shrubs & Groundcover	2,200	SF	\$4.00	\$8,800	
SUB-TOTAL					\$4,213,990
Design, Project Management and Administration				20%	\$842,798
Contingency				15%	\$632,099
TOTAL					\$5,688,887

RENOVATED POOL FACILITY					\$3,385,476
Items 15, 33 & 36 in Master Plan Report					
DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
OVERHEAD & MOBILIZATION/DEMobilIZATION					\$235,000
General Overhead & Mobilization/Demobilization Costs <i>(includes temporary construction fence, bonds, insurance, water, clearing, clean-up, relocations, traffic control and demobilization)</i>	1	LS	\$220,000.00	\$220,000	
NPDES Permit Compliance	1	LS	\$15,000.00	\$15,000	
CLEAR & GRUB/DEMOLITION					\$27,000
General Landscape Clear & Grub	7,500	SF	\$1.00	\$7,500	
Fence removal	300	LF	\$3.00	\$900	
Concrete, Asphalt, & Curbing removal	5,300	SF	\$2.00	\$10,600	
Wading Pool removal	1,000	SF	\$8.00	\$8,000	
GRADING & DRAINAGE					\$38,200
Grading	14,100	SF	\$2.00	\$28,200	
Drainage	1	LS	\$10,000.00	\$10,000	
ELECTRICAL					\$70,000
Electrical distribution system	1	LS	\$20,000.00	\$20,000	
Walkway Lights (poles, fixtures, conduit, wire, pull	10	EA	\$5,000.00	\$50,000	
SITE CONSTRUCTION					\$2,122,900
Trash Receptacles	12	EA	\$1,200.00	\$14,400	
Asphalt Paving repair	1	LS	\$3,000.00	\$3,000	
Parking Lot Striping	1	LS	\$1,500.00	\$1,500	
Concrete Curb and Gutter	200	LF	\$30.00	\$6,000	
Pool Building renovation	1	LS	\$900,000.00	\$900,000	
Pool Mechanical Equipment	1	LS	\$300,000.00	\$300,000	
Pool renovation	1	LS	\$300,000.00	\$300,000	
Decking renovation	1	LS	\$170,000.00	\$170,000	
Decking Expansion	5,200	SF	\$25.00	\$130,000	
Bleachers	3	EA	\$8,000.00	\$24,000	
8' Wrought Iron Fencing	400	LF	\$180.00	\$72,000	
Shade Canopies	2	EA	\$18,000.00	\$36,000	
Picnic Tables	8	EA	\$2,000.00	\$16,000	
Water Spray Bubblers	1	LS	\$150,000.00	\$150,000	
IRRIGATION					\$6,650
Connection to Existing Irrigation Line in Park	1	LS	\$3,500.00	\$3,500	
Shrub & Groundcover Irrigation	1,800	SF	\$1.75	\$3,150	
PLANTING					\$8,010
Weed Abatement, Soil Preparation & Fine Grade	1,800	SF	\$0.36	\$648	
90 Day Maintenance	1,800	SF	\$0.09	\$162	
Shrubs & Groundcover	1,800	SF	\$4.00	\$7,200	
SUB-TOTAL					\$2,507,760
Design, Project Management and Administration				20%	\$501,552
Contingency				15%	\$376,164
TOTAL					\$3,385,476

CHAPTER SIX – FUNDING AND REVENUE STRATEGIES

The purpose of developing funding and revenue strategies is to help staff prepare for the plan’s implementation by identifying viable funding opportunities, including fees, charges, and partnerships, and to pursue and share examples from other agencies that may have been in a similar place.

In order to continue to renovate, improve, and maintain Grape Day Park, the following are some of the funding sources that are available and used by many other public agencies throughout the United States.

The sources listed below are meant to serve as recommendations and guidelines and do not commit the city or the staff to pursue them.

6.1 GRANTS

Some projects can be entirely or partially funded by grants and reimbursements from the state and federal government and other agencies. Applications must be submitted, often with detailed descriptions and plans of what will be funded by the grant.

Sources for grants include but are not limited to:

Playground Grants

<http://rulesoftheparkground.com/83-playground-fundraising-and-grant-links/>

A great resource for finding fundraising and grant resources for your next playground.

The Foundation Center

<http://www.fdncenter.org>

Excellence resource tool for grant seekers as well as grant makers

Environmental Funders and Grants

<http://www.fundsnetsservices.com/enviro.htm>

Environmental Funders and Grants is a database of environmental initiative funding opportunities for various states

Kaboom!

<http://www.kaboom.org>

Kaboom! is a national non-profit dedicated to saving play for America's children

DonorsChoose.org

<http://www.donorschoose.org/homepage/main.html>

DonorsChoose enables teachers to post resource needs and it allows donors to browse and grant requests

Home Depot Building Healthy Communities Grant Program

<http://corporate.homedepot.com/wps/portal/Grants>

Home Depot Grants support community development and improvement projects.

6.2 EXTERNAL FUNDING

The following examples provide external funding opportunities to consider for the future. Each of these sources can be evaluated in more detail to determine the level of funding they would yield if pursued aggressively.

Corporate Sponsorships

This revenue funding source allows corporations to invest in the development or enhancement of new or existing facilities in park systems. Sponsorships are also highly used for programs and events.

There are a number of agencies nationwide and in California that have done an excellent job in securing corporate sponsorships and assigning dedicated staff resources to it as well as establishing frameworks for sustained sponsorship opportunities by providing packaged choices of offerings.

Charleston County Parks and Recreation

<http://www.ccprc.com/index.aspx?NID=5>

City of Santa Barbara

http://www.santabarbaraca.gov/gov/depts/parksrec/recreation/sponsor_opportunities.asp

Partnerships

Partnerships are joint development funding sources or operational funding sources between two separate agencies, such as two government entities, a nonprofit and a public agency, or a private business and a public agency. Two or more partners could jointly develop a trail or a park area or even a facility and share risk, operational costs, responsibilities and asset management, based on the strengths and weaknesses of each partner.

A relevant example includes the Muskingum Recreation Center being developed in Zanesville, Ohio which is a partnership between the Muskingum County Community Foundation (MCCF), the Muskingum Family Y (MFY), Genesis HealthCare System and Ohio University Zanesville (OUZ) <http://www.muskingumrecreationcenter.org/>

Volunteers

Volunteerism is an indirect revenue source that can help any agency offset its operational cost as well as build greater advocacy for the park. The city provides volunteer identification opportunities and it does have a committed group of volunteers who assist on a number of areas or programs. A source to consider would be utilizing www.volunteermatch.org that allows agencies to list their volunteer offerings and for interested individuals to be matched to that source.

There are potential opportunities to utilize volunteers as a part of a knowledge workforce as well. The City of San José Parks, Recreation and Neighborhood Services has leveraged a very unique volunteer relationship by utilizing graduates from The Harvard Business School to identify potential sponsorship value of its inventory and craft a compelling message for potential

sponsors – all on a pro-bono basis http://www.hbsanc.org/cp_home.html?aid=1142. There could certainly be potential opportunities of this sort with any of the educational institutions including Pasadena City College and California State University, Los Angeles.

6.3 LAND LEASING

Land leasing is typically done by park and recreation departments in the following manner:

City Owned Land is Leased Out: Lease of park land is done to help support operational costs such as leasing golf courses to a private operator to manage or a sports complex to a private club to manage.

Leasing of park land for someone to develop on is also done. Typically the land is leased for recreation or hospitality purposes such as the development of a restaurant, concessions or some other type of recreation purpose. The agency typically leases the land for 15% of the value of the property on an annual basis plus 2% to 6% of the gross from the entity who developed the improvement on site.

The land leases vary by how much the improvement costs but typically range from 10 to 20 years. After the lease is completed the city can renew the lease for a series of five year increments. Once the lease is terminated the city owns the property and can manage it themselves or put the lease out again for another 10 years. The lessee must pay all capital and operating costs while the lease is in place.

City Leases Land from External Owner: This scenario could be implemented in the areas north of Woodward Avenue to expand the size of the park and provide additional area for recreation and park use. Leasing a building or park for recreation purposes is typically done in three ways.

- 1) **Public to Public Lease:** A school district will lease surplus property to a city for recreation purposes with the intent the city will use the site for recreation programs and services. The city would pay the operational costs and the school district would pay a percentage of the capital costs since they own the building. This happens quite often with school districts, colleges and other government entities.
- 2) **Not-for-profit to Public Lease:** The city can lease a facility from a YMCA, Boys & Girls Club, or not-for-profit like a church on a year-to-year basis or for a set period of time. The city pays the not-for-profit a lease amount and the operational costs with the not-for-profit paying for the capital costs.
- 3) **Private to Public Lease:** The city can lease from a for-profit developer where the developer builds the facility for the city because the city lacks the cash to develop it all at once. The city pays the developer a set lease amount over a period of years and pays all of the operational costs. Roanoke County, Virginia recently built the Greenridge Recreation Center in this manner.

6.4 USER FEES

Fees/Charges

The department must continue to position its fees and charges to be market driven.

Permits (Special Use Permits)

These special permits allow individuals to use specific park property for financial gain. The city receives either a set amount of money or a percentage of the gross service that is being provided. This is a fairly established practice nationwide and in California. The City of Malibu has issued special use permits to rent a picturesque park (Malibu Bluffs Park) to the National Football League for a promotional event.

Reservations

While the City is currently generating revenues from reservations, it would be beneficial to maximize the use of differential pricing strategies commonly employed by airlines, hotels and even public golf courses — vary prices based on weekday/weekend, prime time/non-prime time, holidays versus non-holidays, residents versus non-residents etc.

6.5 FRANCHISES AND LICENSES

Concession Management

Concession management is from retail sales or rentals of soft goods, hard goods, or consumable items. The department could either contract for the service or receive a set amount of the gross percentage or the full revenue dollars that incorporates a profit after expenses. There are many examples of this nationwide, be it for a single agency such as Chicago Park District (<http://www.parkconcessions.com/>) or for multi-park vendors such as Xanterra (<http://www.xanterra.com>) which specializes in operating hotels, restaurants and stores in several state parks and national parks within the United States. The key to success with private concession managers is to build in facility repair and maintenance responsibilities as a part of the concessionaire’s overall role in managing the facility.

Private Management

Contract with a private business to provide and operate desirable recreational activities financed, constructed and operated by the private sector, with additional compensation paid to the agency. This is similar in some ways to how the concession management process is undertaken except here the private provider, e.g. a developer, is often also responsible for facility construction along with long term operations and maintenance support.

6.6 NAMING RIGHTS

Many cities and counties have turned to selling the naming rights for new constructions of facilities or parks as a way to pay for the development and, occasionally, costs associated with the project. A great example of this was in Lewisville, Texas where the city signed a 10 year naming rights deal with a local Toyota dealership for their signature community park which

opened in 2009 and includes multiple sports fields, a dog park, skate park, walking and jogging trails, three lakes for irrigation etc. (<http://www.cityoflewisville.com/index.aspx?page=538>).



6.7 CROWD FUNDING

More and more parks and recreation agencies are looking to creative revenue generating sources as a means to ensure long-term financial sustainability without burdening the existing user base. A new trend is the concept of Crowdfunding. It is the collection of funds to sustain an initiative from a large pool of backers—the "crowd"—usually made online by means of a web platform. The initiative could be a nonprofit campaign (e.g. to raise funds for a school or social service organization), a philanthropic campaign (e.g. for emergency funds for an ill person or to produce an emerging artist), a commercial campaign (e.g. to create and sell a new product) or a financing campaign for a public agency (capital projects or program / operations related (e.g. printing costs for all marketing materials).

Crowdfunding models involve a variety of participants. They include the people or organizations that propose the ideas and/or projects to be funded, and *the crowd* of people who support the proposals. Crowdfunding is then supported by an organization (the "platform") which brings together the project initiator and *the crowd*. Given below are two examples of the most popular platforms that are currently out there.

[www.Kickstarter.com](http://www.kickstarter.com)

The Mountair Park Community Farm to build urban farms in unused City Park Space

<https://www.kickstarter.com/projects/1255067972/growing-in-the-city-the-mountair-park-community-fa?ref=live>

Marketing Support for creating Outdoor Recreation Map

<https://www.kickstarter.com/projects/403262169/outdoor-recreation-map-of-the-bob-marshall-wildern?ref=live>

www.Razoo.com

After-School Programs for Environmental Education

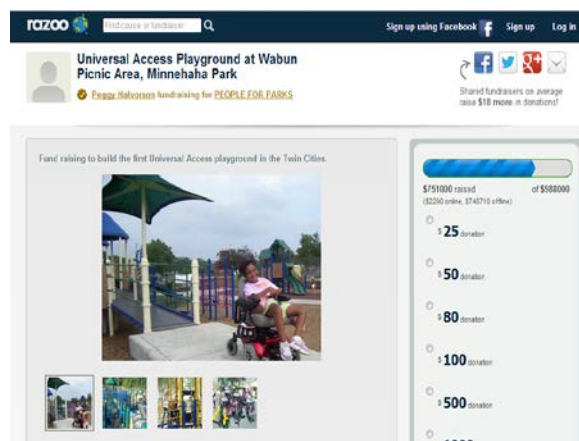
<http://www.razoo.com/story/Feel-Good-About-Contributing-To-Urban-Sprouts>

Local Community Theater Support Group

<http://www.razoo.com/story/Team-Wang>

Community-Led Design Project

<http://www.razoo.com/story/Hsc-Board-Match-Challenge>



6.8 FACILITY IMPACT AND IN LIEU FEES

An impact fee is a one-time charge applied to new construction only. The purpose of the fee is to fund capital projects such as roads, parks, schools, jails, ambulances, and other infrastructure that are needed because of the new development. The funds collected cannot be used for operation, maintenance, or repair of capital facilities.

An In Lieu Fee (ILF) program collects funds to conduct specific improvements to park and recreation facilities. In Lieu fees are different from impact fees and are not as flexible because they relate only to required dedications where they can be appropriately used.

CHAPTER SEVEN - CONCLUSION

To be inserted after City Council meeting

CHAPTER EIGHT - EXHIBITS

8.1 SITE ANALYSIS PLAN

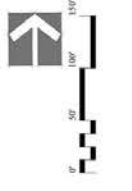
Presented at
Community Workshop #1



LEGEND
SITE ANALYSIS

- Point of entry
- Pedestrian circulation
- Display Board Station for Park Site Visit as part of Workshop #1

STATION



Site Analysis Plan

Grape Day Park
Escondido, California



8.2 SITE INVENTORY PLAN

*Presented at
Community Workshop #1*



LEGEND

- PARK AMENITIES**
- 1 Reclaimed water backflow preventor
 - 2 Horseshoes
 - 3 Potable water backflow preventor
 - 4 Restroom building
 - 5 Vinehenge playground
 - 6 WPA fountain (now a planter)
 - 7 Original palm trees planted at Lime Street School
 - 8 Veterans Memorial with flag pole
 - 9 Bus station
 - 10 Vehicle access for park events
 - 11 Event patio for City Council
 - 12 Fountain pump
 - 13 Fountain
 - 14 Patio for Mitchell Room
 - 15 Sculptures
 - 16 City Council parking
 - 17 Loading area for theater
 - 18 Public parking
 - 19 Storage building
 - 20 Great Green
 - 21 Citrus trees and sculpture garden
 - 22 Sculpture Court
 - 23 Bridge access to CCAE and park
 - 24 Area for Movies in the Park by CCAE
 - 25 Raised concrete walk to CCAE entrance
 - 26 James A. Stone municipal swimming pool
 - 27 Student entry/exit for CCAE Art & Education Studios
 - 28 Area for Movies in the Park by City (350-400 people)
 - 29 Drinking fountain (only one in the park)
 - 30 Flag pole
 - 31 Bridge entry into park

COMMEMORATIVES

- A Small bronze plaque on bridge spanning creek at Broadway
Carl Reed Bridge - 1956
- B Bronze plaque located on N side of restroom building
acknowledging construction of building, not dated but from 1980
- C Bronze plaque located on SE side of Vinehenge playground
acknowledging structure, artists, and funding source - 2004
- D Wooden park sign, hand carved with two grape clusters by
Manuel Masters - 1973
- E Concrete bench: Escondido (Rotary International Seal) donated
by Rotary Club
- F Granite plaque "In memory of Ted Kruger, this Veterans Memorial
is his lasting legacy" - April 2000
- G Granite marker in front of flagpole "A tribute to San Diego
Veterans services presented by Peter & Patsy Fritz"
- H Granite marker in front of flagpole "A tribute to San Diego
Veterans services presented by Peter & Patsy Fritz"
- I Concrete bench donated by Angelo C. Damante
- J Granite square with carved star. Each point of the star lists a
different branch of the military with their seals: US Army,
US Marine Corps, US Air Force, US Coast Guard, US Navy - 1996
- K Granite obelisk with Bill of Rights carved into obelisk
Adjacent granite plaque "Presented by Escondido Rotary Club to
the City of Escondido - July 4, 1976"
- L Granite boulder "This bridge dedicated to A.G. Butler....."
(seal of the american legion), J.B. Clark post #149 - June 18, 1967
- M Veterans Memorial Wall of Courage - lists many veterans names,
their military branch and dates of service - November 11, 2007
- N Peace pole. Each side of the pole reads "Peace Prevail on Earth" in
2 languages for a total of 8 languages - October 2010
- O Tree located with granite plaque: Kiwanis Club of Escondido
"We Build" (Kiwanis International seal) - 2000
- P Tile wall with bronze plaque: The Mayor's Advisory Committee for
the Arts. 1994 Escondido Students' Tile Mural
- Q El Camino Real Ball with granite marker: "Women's Club of
Escondido dedicates this ball....." - January 20, 1997
- R Large redwood sign: Flood control project constructed by City of
Escondido, Palomar Resources Conservation District..... - undated
- S Granite marker: Carillon Chimes
Presented to the City of Escondido by Kiwanis - October 4, 2005
- T Memorial trees with granite plaques
 - 1. In memory of Verna Snelling, 1998-1983 (tree has been removed)
 - 2. In memory of Mary Rockwood Peel, 1879-1983
 - 3. In memory of Charles O. Tripp, Service to City of Escondido 1956-1967
 - 4. In memory of Elsie Vigil, Service to City of Escondido 1948-1981
 - 5. In memory of Lewis C. Ryan, 1894-1982 (tree has been removed)
 - 6. "If it will be it's up to me" - Mable A. Dalrymple, President of Escondido
Historical Society 1989 (tree is dead)
 - 7. In memory of Mrs. Stella Tracko, devoted Auxiliary Member, May5, 1994
- U Rock and concrete bench with granite plaque: Presented to the
Children of Escondido, BPO ELKS #1687 - November 1947
- V Granite marker: Dedicated in memory of the 2,335 men who lost
their lives in the services of their country..... - 1980
- W Stone Veterans memorial with granite marker: "In sacred memory
of our heroes of the Escondido area who....." November 11, 1952
- X Tree with granite marker: A gift from Escondido Garden Club - 1994
Tree has been removed
- Y Metate with granite marker: Luiseno Bedroom Mortar Metate,
Escondido, CA, A.D. 700-1700
- Z Time capsule: Time Capsule buried here October 8, 1976 to be
opened October 8, 2076



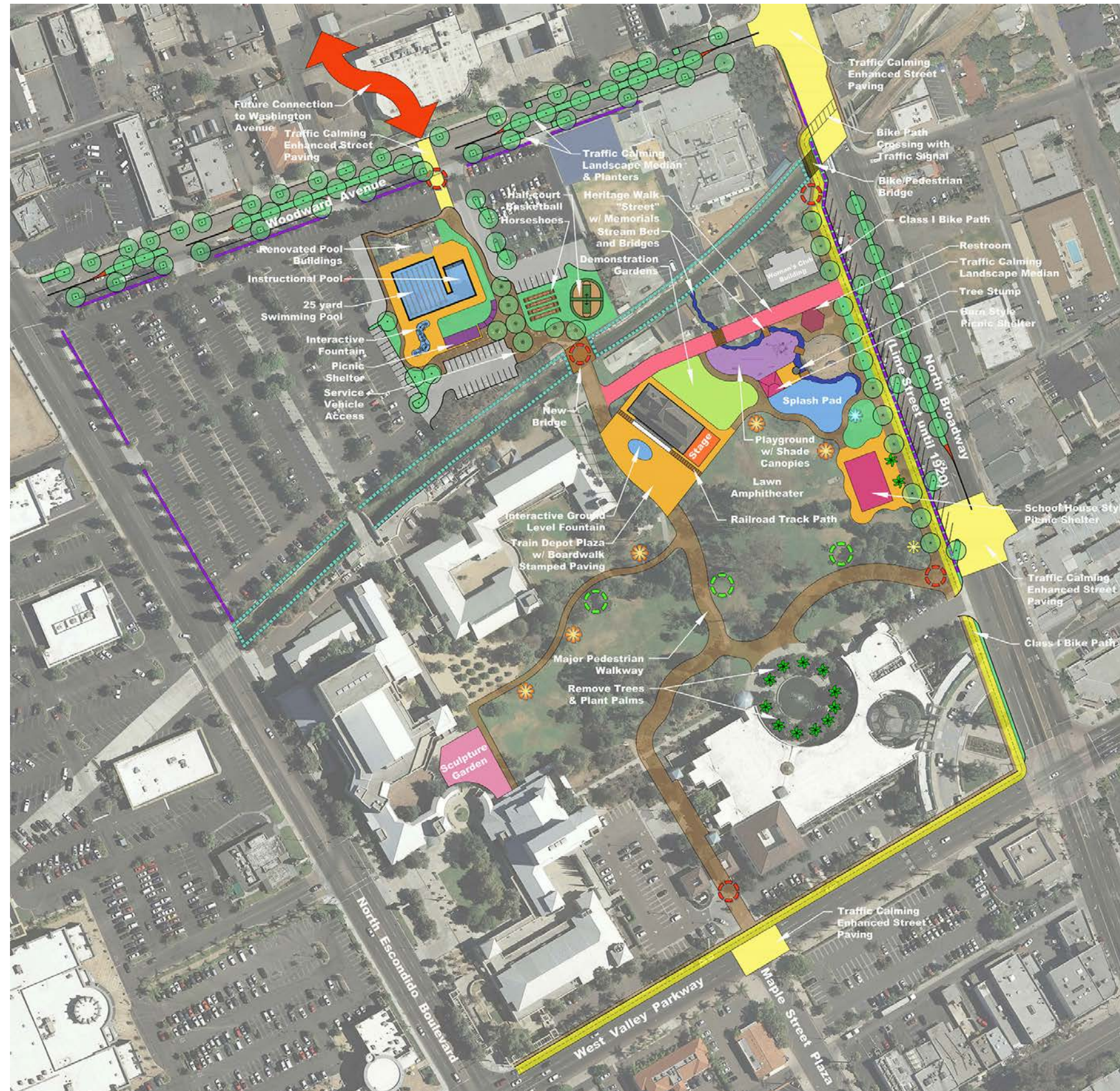
Site Inventory Plan

Grape Day Park
Escondido, California



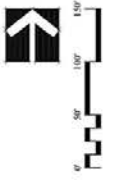
8.3 CONCEPT PLAN 'A'

*Presented at
Community Workshop #2*



LEGEND

SYMBOL	NOTES
	RESTORE HISTORIC FOUNTAIN
	SINGLE EXERCISE STATION
	EXISTING VETERANS MEMORIAL
	ENTRY TRELLIS STRUCTURE
	PICNIC SHELTER
	DECORATIVE WROUGHT IRON FENCING W/ HISTORICAL IMAGES
	GRAPE VINE ARBOR
	41 PARKING STALLS REMOVED IN NORTH PARKING LOT
	PLAYGROUND EXPANSION
	DEMONSTRATION GARDENS
	STAGE
	SCULPTURE GARDEN
	SPLASH PAD
	"SCHOOL HOUSE" STYLE PICNIC SHELTER
	RAILROAD TRACK PATH
	PLAZA
	TRAFFIC CALMING ENHANCED STREET PAVING
	RELOCATED WOMEN'S CLUB BUILDING
	SHADE STRUCTURE
	HISTORICAL WALK
	RESTROOM
	STREAM BED WITH BRIDGE CROSSINGS



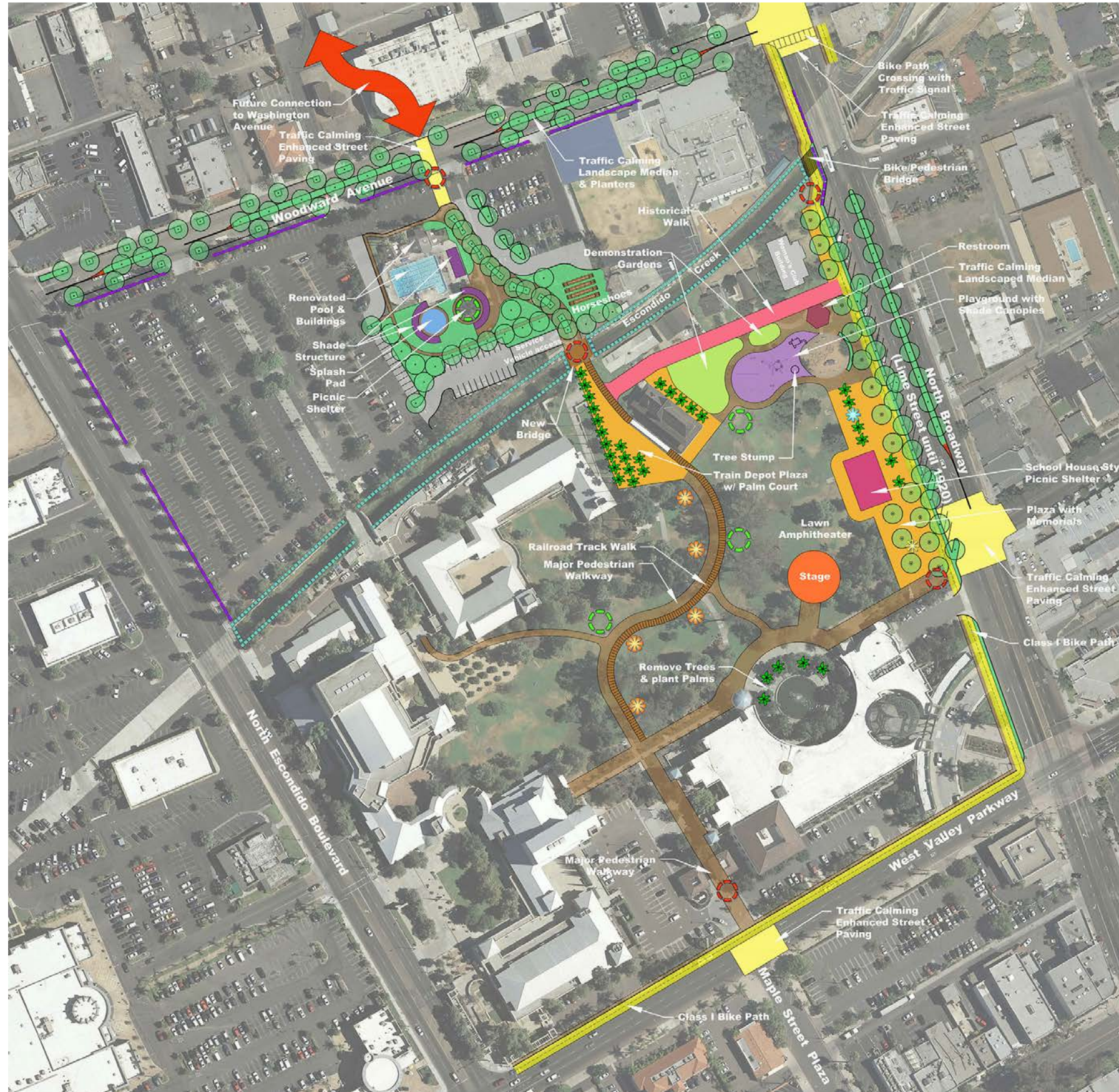
Concept Plan A

Grape Day Park
Escondido, California



8.4 CONCEPT PLAN 'B'

*Presented at
Community Workshop #2*



LEGEND

SYMBOL	NOTES
	RESTORE HISTORIC FOUNTAIN
	SINGLE EXERCISE STATION
	EXISTING VETERAN'S MEMORIAL
	ENTRY TRELIS STRUCTURE
	PICNIC SHELTER
	DECORATIVE WROUGHT IRON FENCING W/ HISTORIC IMAGES
	GRAPE VINE ARBOR
	58 PARKING STALLS REMOVED IN NORTH PARKING LOT
	DEMONSTRATION GARDENS
	STAGE
	SPLASH PAD
	'SCHOOL HOUSE' STYLE PICNIC SHELTER
	RAILROAD TRACK PATH
	PLAZA
	TRAFFIC CALMING ENHANCED STREET PAVING
	RELOCATED WOMEN'S CLUB BUILDING
	SHADE STRUCTURE
	HISTORICAL WALK
	RESTROOM



Concept Plan B

Grape Day Park
Escondido, California



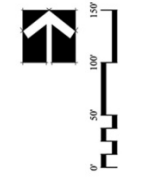
8.5 DRAFT MASTER PLAN

Presented at
Community Workshop #3

- LEGEND**
- 1 TRAFFIC CALMING ENHANCED STREET PAVING
 - 2 TRAFFIC CALMING LANDSCAPE MEDIAN
 - 3 PEDESTRIAN & BICYCLE CROSSING WITH TRAFFIC SIGNAL
 - 4 PEDESTRIAN & BICYCLE BRIDGE
 - 5 CLASS I BICYCLE LANE
 - 6 REMOVE PEPPER TREES ALONG NORTH BROADWAY
 - 7 ENTRY TRELLIS STRUCTURE WITH CLIMBING/FLOWERING VINES
 - 8 PEDESTRIAN WALKS TO MATCH MAPLE STREET PLAZA
 - 9 RAILROAD TRACK PAVING PATTERN IN CENTRAL WALK
 - 10 DECOMPOSED GRANITE "STREET" WITH BOARDWALK SIDEWALKS
 - 11 HERITAGE WALK "STREET" WITH MEMORIALS
 - 12 REMOVE TREES & RE-PLANT CLEANER, EASY TO MAINTAIN TREE
 - 13 COLORED BANNERS ON THE CALIFORNIA CENTER FOR THE ARTS BUILDINGS
 - 14 ELEVATED STAGE
 - 15 PICNIC SHELTER
 - 16 LARGE GROUP PICNIC SHELTER
 - 17 EXPANSION & ENHANCEMENT OF VETERANS MEMORIAL
 - 18 EXERCISE/FITNESS STATION
 - 19 TRAIN DEPOT PLAZA WITH BOARDWALK STAMPED PAVING
 - 20 DEMONSTRATION GARDENS
 - 21 AGRICULTURAL & TREE HOUSE THEMED PLAYGROUND W/ DRY STREAM BED
 - 22 SPLASH PAD
 - 23 RESTORATION OF HISTORIC WATER FOUNTAIN
 - 24 GIANT CHESS BOARD IN CONCRETE PAVING
 - 25 RELOCATED WOMEN'S CLUB BUILDING
 - 26 NEW RESTROOM BUILDING
 - 27 EMBELLISHED DECORATIVE WROUGHT IRON FENCING
 - 28 HALF-COURT BASKETBALL COURT
 - 29 HORSESHOE PITS
 - 30 NEW 25 YARD COMPETITION SWIMMING POOL W/ WATER SLIDE & BLEACHERS
 - 31 NEW INSTRUCTIONAL SWIMMING POOL
 - 32 NEW POOL FACILITY BUILDING
 - 33 RENOVATED SWIMMING POOL & POOL FACILITY BUILDING
 - 34 SINGLE POST TRELLIS WITH CLIMBING/FLOWERING VINES
 - 35 SERVICE VEHICLE ACCESS
 - 36 INTERACTIVE GROUND LEVEL WATER FOUNTAINS
 - 37 OPEN LAWN FOR STAGE/EVENT SEATING
- ITEMS NOT IDENTIFIED ON PLAN**
- 38 INFORMATION KIOSKS, HISTORICAL SIGNAGE, AND WAY-FINDING SIGNAGE
 - 39 IMPROVE POOR DRAINAGE AREAS THROUGHOUT PARK
 - 40 REMOVE TREES IDENTIFIED IN TREE STUDY COMMISSIONED BY THE CITY
 - 41 UPGRADE/REPLACE ALL EXISTING IRRIGATION
 - 42 REPLACE AND INSTALL ADDITIONAL LIGHTING AND SECURITY CAMERAS



POOL RENOVATION OPTION



Draft Master Plan 1-5-15

Grape Day Park
Escondido, California



8.6 "BIRDSEYE" RENDERING – HERITAGE WALK, TRAIN DEPOT, PLAY GROUND, AND SPLASH PAD

Presented at Community Workshop #3



8.7 "BIRDSEYE" RENDERING – POOL & NORTH PARK ENTRY

Presented at Community Workshop #3



8.8 COMMUNITY WORKSHOPS ANNOUNCEMENT FLYER



COMMUNITY WORKSHOPS ANNOUNCEMENT

GRAPE DAY PARK MASTER PLAN & PLAYGROUND DESIGN/CONSTRUCTION



Doug Grove of RHA Landscape Architects-Planners will guide the process and project concepts for this exciting project in three community workshops. Join us! Your ideas and suggestions will help create a fantastic park for the entire community!

All workshops will be held at: City Hall Mitchell Room
201 North Broadway

- **Workshop #1: Saturday, August 2, 12:30–3:30 PM**
Project overview and Park site visit (3:45–5:00 PM). Bring your ideas and walking shoes!
- **Workshop #2: Thursday, September 11, 6:30–8:30 PM**
Draft Concepts for the Playground and Park Master Plan.
- **Workshop #3: Tuesday, October 21, 6:30–8:30 PM**
Refined Concepts for the Playground and Park Master Plan.

For more information contact Loretta McKinney, Director of Library and Community Services, at 760-839-4871 or lmckinney@escondido.org

8.9 COMMUNITY WORKSHOPS ANNOUNCEMENT BILLING INSERT

**COMMUNITY WORKSHOPS
ANNOUNCEMENT**

**GRAPE DAY PARK MASTER PLAN &
PLAYGROUND DESIGN/CONSTRUCTION**



Doug Grove of RHA Landscape Architects-Planners will guide the process and project concepts for this exciting project in three community workshops. Join us! Your ideas and suggestions will help create a fantastic park for the entire community!

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**For more information contact
Loretta McKinney, Director
of Library and Community
Services, at 760-839-4871 or
lmckinney@escondido.org**



A City Of Escondido Project

EXHIBIT “B”**FINDINGS OF FACT****Planning Case No. PL23-0116****Environmental Determination:**

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15301 (Existing Facilities); section 15302 (Replacement or Reconstruction); and section 15303 (New Construction or Conversion of Small Structures).. The proposed Project meets all applicable conditions, as further described below:
 - a. The Project is consistent with the applicable Specific Plan Area land use designation and the Downtown Specific Plan Park View District. The subject parcel is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive. The Project thus adheres to the criteria of CEQA Guidelines section 15301 (Existing Facilities). The Project proposes new elements to the Grape Day Park Master Plan that include the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Project thus adheres to the criteria of CEQA Guidelines section 15302 (Replacement or Reconstruction). The Project also proposes new elements that include small structures and features that are accessory to the use of the park. The Project thus adheres to the criteria of CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures).
3. The Planning Commission has independently considered the full administrative record before it, which includes, but is not limited to, the April 11, 2023, Planning Commission staff report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements have not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Master Plan:

1. A Master Plan previously was developed in 2015 for Grape Day Park, which included an alternative option for the James A. Stone swimming pool. The 2015 Master Plan was never finalized.
2. The proposed updates to the Master Plan gather feedback from the community and adjust its goals to meet the current needs of the community.

Updating the Master Plan would not cause a deterioration of bordering land uses or create special problems for the area. The Grape Day Park is an existing park located within the Park View District of the Downtown Specific Plan, a designation that is intended to provide visual and physical linkage to Grape Day Park as well as the facilities and features adjacent to the City Hall complex and the California Center for the Arts, Escondido. The Master Plan responds to this intent through its treatment of the visual and physical links from Grape Day Park to the surrounding retail and residential areas.

3. Proposed modifications to the Master Plan have been considered in the context of the Downtown Specific Plan. The proposed Project would not result in any negative impacts to the surrounding area because the subject site is currently a park and the new elements to the Master Plan remain consistent with its current use. The Project retains compatibility with the surrounding neighborhood and would not result in any adverse noise issues to surrounding uses.
4. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with section 15301 (Existing Facilities); section 15302 (Replacement or Reconstruction); and section 15303 (New Construction or Conversion of Small Structures). In the Planning Commission's opinion, the request does not have the potential for causing a significant effect on the environment. Therefore, all requirements of CEQA have been met, as detailed in the Environmental Determinations above.



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

Notice of Exemption

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

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

Project Title/Case No.: Grape Day Park Master Plan / PL23-0116

Project Location - Specific: The approximately 22-acre site is located south of Woodward Avenue, west of North Broadway, north of West Valley Parkway, and east of North Escondido Boulevard, addressed as 321 North Broadway (Assessor Parcel Nos. 229-352-12-00; 229-381-15-00; and 229-372-20-00).

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

Description of Project: Updates to the Grape Day Park Master Plan to outline the City's vision for Grape Day Park and serve as the regulatory framework for future park improvements. The Master Plan identifies a number of recommended improvements to the Park and includes other improvements that have been installed since the prior plan was approved. Proposed features identified on the plan include improved gateway entrances, enhanced access to Maple Street Plaza, embellished decorative fencing, a tot-lot, picnic areas, sports courts, an aquatics facility, a new restroom building, lighting, new walkways, pads for food trucks, and stage areas by the train depot and Great Green. Additional improvements shown in the Plan which have already been installed include a class 1 bike lane, an agricultural-themed playground, a dry stream bed with bridges, a bicycle and pedestrian bridge, a pedestrian crossing with traffic signal, and decorative wrought iron fencing around the History Center complex.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: City of Escondido (Danielle Lopez)

Telephone: 760-839-4880

Address: 201 N. Broadway, Escondido, CA 92025

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

Exempt Status: The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15301 (Existing Facilities), section 15302 (Replacement or Reconstruction, and section 15303 (New Construction of Small Structures).

Reasons why project is exempt:

The subject parcel is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive. The Project thus adheres to the criteria of CEQA Guidelines section 15301 (Existing Facilities). The Project proposes new elements to the Grape Day Park Master Plan that include the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Project thus adheres to the criteria of CEQA Guidelines section 15302 (Replacement or Reconstruction). The Project also proposes new elements that include small structures and features that are accessory to the use of the park. The Project thus adheres to the criteria of CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures).

Lead Agency Contact Person: Andrew Firestine, Planning Division
Area Code/Telephone/Extension (760) 839-4556

Signature Andrew Firestine 4-12-2023
Andrew Firestine, Development Services Director Date
 Signed by Lead Agency Date received for filing at OPR: N/A

PLANNING COMMISSION

Agenda Item No.: 3
Date: April 11, 2023

PROJECT NUMBER / NAME: General Plan Annual Progress Report (PL23-0027)

REQUEST: Receive and file the General Plan Annual Progress Report for the 2022 calendar year, including the Housing Element Annual Progress Report and Climate Action Annual Monitoring Report.

LOCATION: CityWide

APN / APNS: N/A

GENERAL PLAN / ZONING: N/A

APPLICANT: City of Escondido

PRIMARY REPRESENTATIVE:
Veronica Morones, Principal
Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: The Planning Commission received and filed the 2021 Housing Element Annual Progress Report on March 22, 2022.

PROJECT PLANNER: Veronica Morones, Principal Planner

CEQA RECOMMENDATION: Exempt pursuant to CEQA Guidelines section 15378(b)(5)

STAFF RECOMMENDATION: Receive and file

REQUESTED ACTION: None

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

Adam Finestone, AICP
City Planner

Andrew Firestine, AICP
Development Services Director

A. BACKGROUND:

The City Council adopted a comprehensive update to the General Plan, as well as the 5th cycle Housing Element for the 2013-2020 reporting cycle and the Escondido Climate Action Plan (“CAP”), on December 12, 2012. Subsequently, the City Council adopted the 6th cycle Housing Element for the 2021-2029 reporting cycle on August 11, 2021 with subsequent revisions adopted on March 22, 2023, and a comprehensive CAP update on March 10, 2021. The General Plan details the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. As a policy document, the General Plan establishes a policy framework for decision-makers. Using this framework, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City.

Government Code section 65400 and 65700 mandate that cities and counties submit annual reports on the status of their General Plan and progress in its implementation, including a detailed report on the City's Housing Element, by April 1st of each year. This annual report is the 2022 General Plan APR, which contains reporting on the General Plan, as well as the 2022 Housing Element APR (Appendix D of Attachment 1), and the annual monitoring report for the City's CAP. Due to the April 1 deadline, staff presented the APRs before the City Council on March 22, 2023, before the Planning Commission review. City staff will present next year's report to Planning Commission prior to City Council.

The General Plan APR contains information not required within the Housing Element APR, such as updated information on the other General Plan chapters (i.e., land use, community protection, resource conservation, etc.). Pursuant to State law, there is no form requirement for the General Plan APR, so each jurisdiction may provide relevant information at their discretion. The General Plan APR also contains the Housing Element APR under Appendix D, which includes information such as the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code section 65583(c)(3). The Housing Element APR is required to be completed on prescribed forms by HCD pursuant to Government Code section 65400.

This staff report documents the annual review of the 2012 General Plan for the 2022 calendar year. The annual progress report provides information for decision makers and the general public to assess how the Escondido General Plan was implemented during the previous twelve (12) month reporting period. The annual progress report could help identify necessary "course adjustments" or modifications to the General Plan and means to improve local implementation, including to set implementation milestones for the forthcoming CAP reporting year. City Council received and filed the progress report on March 22, 2023, and City staff submitted a copy to the Office of Planning and Research (“OPR”), the Department of Housing and Community Development (“HCD”), and the San Diego Association of Government (“SANDAG”) as required by State law, on March 29, 2023. The progress report gives state agencies the opportunity to identify statewide trends in land use decision-making and how local planning and development activities relating to statewide planning goals and policies.

B. SUMMARY OF REQUEST:

Receive the Annual Progress Reports, documenting the City’s progress on implementing the General Plan, including the Housing Element and CAP, for the 2022 year.

C. SUPPLEMENTAL DETAILS OF REQUEST:

The Annual Progress Report is being provided as a courtesy to Planning Commission. The annual progress report must be provided to the City Council for review and authorization prior to sending to the required agencies. It is anticipated that next year, the Planning Commission will receive and file the Annual Progress Report prior to City Council in anticipation of the April 1 deadline.

D. PROJECT ANALYSIS:

The City is continuously working to update elements of the General Plan as needed. In certain instances, State law requires timely updates to specific elements, such as the housing and safety elements. The City is currently working to finalize compliance for the sixth cycle housing element, update the City’s safety element, create a new environmental justice element, and update the Mobility and Infrastructure element.

In order to demonstrate compliance with the Housing Element, the City must report on the annual building activity of residential dwelling units, including affordable units, as well as the annual activity for units rehabilitated, preserved or acquired, the annual activity of above-moderate income units, the City’s progress in meeting its Regional Housing Needs Allocation (“RHNA”), the City’s progress in its implementation of the Housing Element programs during calendar year 2022, and the City’s surplus lands. In 2022, the City issued building permits for a total of 231 residential dwelling units, which count toward the City’s RHNA requirement. Table 4 of Attachment 1 provides an overview of the City’s RHNA progress during the 6th cycle (2021-2029). Table A below shows what the City has achieved toward the sixth cycle RHNA allocation of 9,607 units, by affordability levels, since the start of the period (April 2021):

Table A: Progress Toward RHNA in Sixth Cycle to Date

Affordability Level	Income Thresholds Served by Affordability Level	AMI Amount in San Diego*	Qualifying Units /Total Units	Percentage
Very Low Income	50% below AMI	\$65,050	65/1,864	~3%
Low Income	51% - 80% AMI	\$104,100	80/1,249	~6%
Moderate Income	80% - 120% AMI	\$128,300	65/1,527	~4%
Above Moderate	>120% AMI	>\$128,300	704/4,967	14%

*Dept. of Housing and Community Development (HCD) 2022 Rates; household of 4; Median Income in SD County: \$106,900
AMI: Area Median Income

The City’s updated CAP outlines a requirement to provide annual monitoring on the implementation of CAP measures (i.e., a local requirement, not State mandate). The Climate Action Plan Annual Monitoring Report (Appendix E of Attachment 1) provides an annual review of the CAP to assess the level of implementation and effectiveness of the CAP measures adopted.

Implementation of measures identified in the CAP would meet the City’s GHG reduction targets based on the analysis presented within the CAP. Therefore, it is necessary to provide annual monitoring to ensure the City is on target to meet the specific GHG reduction goals for the specified 2030 and 2035 years. Implementation of the CAP is achieved through two primary efforts: environmental review for new developments and City-led implementation activities. While environmental review for new developments continues to occur as required by State law, the City did not complete any CAP measures in 2022. Of the nine actions scheduled for implementation in 2022, two are still underway (as they were in 2021) and seven are not yet started. For actions scheduled for implementation in 2021 or earlier, 10 are not yet implemented. Looking ahead to measures scheduled for implementation in 2023, one item is complete; five are underway, and; 11 are yet to be implemented.

E. FISCAL ANALYSIS:

There are no direct fiscal implications associated with this annual progress report; however, several state and regional grant programs rely upon the on-going compliance with Housing Element law objectives and deadlines. Since the City does not have a certified housing element for the sixth cycle, the City is ineligible for certain funding opportunities, such as the Permanent Local Housing Allocation funding, and Senate Bill (SB) 1 funding. However, the Housing Element annual progress report, and its filing with the HCD, is an additional component needed for the City to maintain its eligibility status for these grant programs. Similarly, the City’s CAP provides for funding opportunities at the State and regional level.

F. ENVIRONMENTAL STATUS:

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

G. PUBLIC INPUT:

City staff received several public comments regarding the CAP monitoring report prior to the March 22nd City Council date. Public comments are provided under Attachment 2.

H. CONCLUSION:

Receive and file.

ATTACHMENTS:

1. General Plan Annual Progress Report (2022 Calendar Year)
2. Public Comment Received



City of Escondido
General Plan
Annual Progress Report
2022

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1. Introduction

This report has been prepared pursuant to the requirements of Government Code section 65400 ([Appendix A](#)). A report on the Housing Element was prepared and submitted to the Governor's Office of Planning and Research ("OPR"), California Department of Housing and Community Development ("HCD"), and the San Diego Association of Governments ("SANDAG") on April 1, 2023. The General Plan Annual Progress Report, including the Housing Element Annual Progress Report ([Appendix D](#)), was received by the City Council on March 22, 2023. Guidance for preparation of the report is provided by OPR.

The report discusses what the City implemented during the 12-month reporting period of 2022 and provides a means to determine if changes are needed in the plan or its implementation programs.

1.1 Purpose of the General Plan

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

1.2 Required Elements

State law requires that general plans include seven basic elements, which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. In addition to the seven required elements, two additional elements may be required under certain circumstances, creating a potential nine total mandated general plan elements.

- Environmental Justice: Senate Bill ("SB") 1000, Statutes of 2016, added to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, if the city, county, or city and county has a disadvantaged community or meets certain criteria as designated by the law. **This requirement applies to the City of Escondido.**
- Air Quality: Government Code section 65302.1(c) requires adoption of an air quality element for cities and counties located within the San Joaquin Valley Air Pollution Control District. **This requirement does not apply to the City of Escondido.**

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

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a Housing Element and Safety Element. State requirements for Housing Elements are more detailed and specific than for the other portions of a General Plan, and are updated every eight years according to a schedule set by the

State. State law also dictates that upon the next revision of the housing element, a jurisdiction must update their Safety Element as necessary to comply with timely mandatory requirements. Other elements may be updated less frequently and typically have a 10- to 20-year horizon.

1.3 General Plan Update Work Program

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

The CA Supreme Court has stated that local governments have an implied duty to keep their plans current (*DeVita v. County of Napa, 9 Cal. 4th 763 (1995)*), so there is a need to systematically look ahead and plan on how the City will keep the General Plan document up to date. It will need to adequately address and respond to emerging

land use activities, use of space, multi-modal trends, regulations, and other matters that affect the City's desirability to live, work, and play. Most of the general plan elements typically have a 15 to 20-year horizon, excepting the Housing Element. This means the next comprehensive update would occur between 2027 and 2032. State law requires General Plans to maintain consistency across elements and with implementing actions, such as zoning ordinances. Therefore, absent any direction to prepare a comprehensive update, the following schedule proposes when the next suggested updates would occur to each independent element, ensuring continuous improvement to the City's land use and regulatory framework. The timing of certain elements may change; otherwise, certain elements have been grouped together or sequenced in a logical manner to ensure that the City's policy framework is updated in a timely manner to continue to guide growth and development in a beneficial direction, while satisfying all state mandates.

FIGURE 1 - GENERAL PLAN UPDATE WORK PROGRAM

General Plan Element	Last Update	Next Suggested Update	Amendment Summary
<u>Mobility and Infrastructure</u>	2012	Underway	Incorporation of active transportation strategies, including evaluation of road segments for down/upsizing, etc.
<u>Housing</u>	2021	Underway (March 22, 2023 scheduled City Council action date)	City Council adopted the 2021-2029 Housing Element in 2021; however, additional revisions are underway in order to achieve State compliance.
<u>Land Use and Community Form</u>	2012	2023	Required due to the Housing Element’s rezoning effort under the East Valley Specific Plan.
<u>Community Protection</u>	2012	Underway	Changes proposed are to satisfy state requirements.
<u>Resource and Conservation</u>	2012	2025	--
<u>Economic Prosperity</u>	2012	2025	--
<u>Growth Management</u>	2012	2026	--
<u>Community Health and Services</u>	2021	Underway	This chapter will be updated and retooled to the City’s Environmental Justice and Community Health Chapter.
<u>Vision and Purpose</u>	2012	---as needed---	--
<u>Implementation Program</u>	2012	---as needed---	--

No adopted updates to the General Plan occurred in 2022. However, the below pending work efforts will result in future amendments to the General Plan. During 2022, ongoing efforts to update the City's Mobility and Infrastructure, Community Protection, Community Health and Services, and Housing chapters progressed forward.

Mobility and Infrastructure

This update would update the roadway classifications of the City's Mobility and Infrastructure portion of the General Plan and ensure alignment with the Regional Transportation Plan and Sustainable Communities Strategy. It would also include a Comprehensive Active Transportation Strategy (CATS).

Community Protection and Community Health and Services

The update to both of these chapters is called the [2022 General Plan Amendment \("2022 GPA"\)](#) work effort, and began in response to the 6th cycle Housing Element update. State law requires certain information be included in General Plan elements at the time a jurisdiction next revises a Housing Element. Specifically, Government Code section 65302(g) requires all cities and counties to amend the safety element of their General Plan to include analysis and policies regarding hazard information upon the next revision of the Housing Element, which covers the 2021-2029 planning period. For this reason, the 2022 GPA is ongoing with a goal of completion in 2023.

The Community Protection update is not a comprehensive update and will only address the requirements outlined under Government Code section 65302(g). The Community Health and Services chapter will be updated and retooled to act as the City's Environmental Justice element for the purposes of satisfying Government Code section 65302(h).

Housing

The City initiated the [Housing and Community Investment Study \("HCIS"\)](#) in 2020 to update the City's Housing Element for the 2021-2029 planning period. On August 11, 2021, the City adopted the 2021-2029 Housing Element for the 6th cycle. However, the adopted document had outstanding issues identified by HCD and has not yet achieved compliance for the purposes of the 6th cycle. The City continues to make progress toward full certification of the housing element.

The Housing Element will require the rezoning effort known as the East Valley Specific Plan ("EVSP"), which will require an amendment to the Land Use and Community Form chapter of the General Plan at the time of approval (expected Summer 2023) to ensure land use consistency.

2. Progress Toward Implementation

Generally, all of the existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for approximately 70.8 percent of all land area in the City, more than any other land use. Commercial, office, and industrial uses account for approximately 5.7 percent of total land area in the City. Public lands and open spaces account for 15.1 percent of the total land area in the City. Most of the streets and highways described in the General Plan are developed to their planned capacity or have capacity to be fully implemented in time. The entire infrastructure needed to serve the planned land uses is in place with sufficient capacity to accommodate the planned land uses and population, except for localized drainage and/or outfall-related issues. The following sections outline key implementation actions of the General Plan that occurred in 2022 by chapter.

2.1 Land Use and Community Form

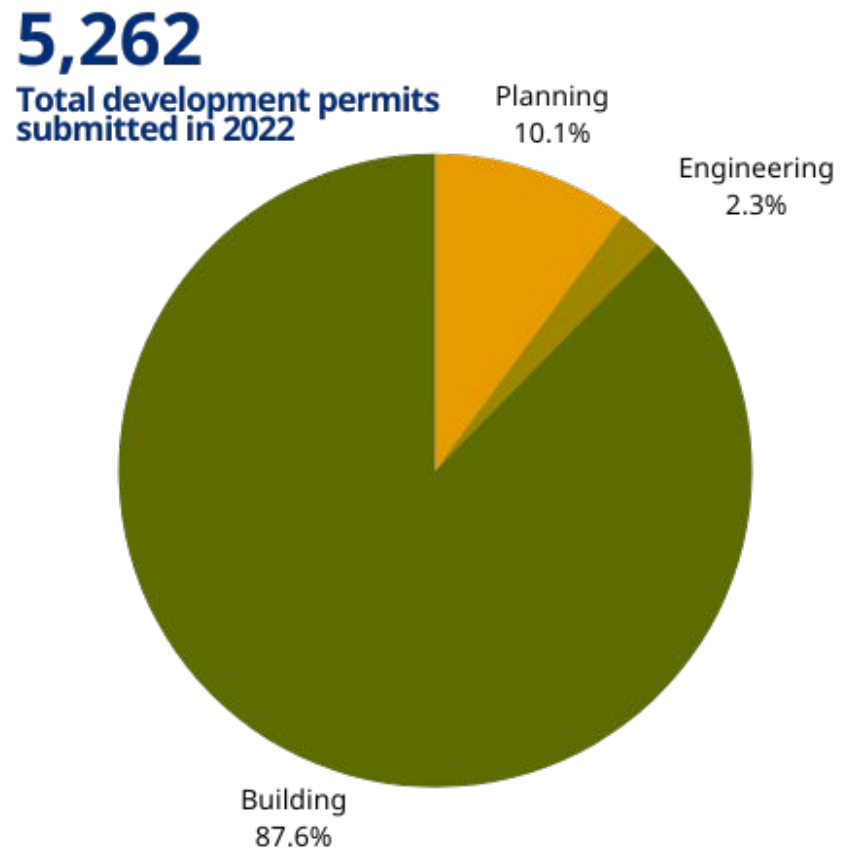
The Land Use Element guides the desired pattern of growth, development, and change in the community. The purpose is to ensure that a balance of residential, employment, commercial, recreational, civic/cultural and open space land uses are provided at appropriate intensities, locations and combinations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

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


Key Implementation Actions

The City provides a development activity dashboard via the City’s webpage so that information regarding private and public development throughout the City is easily accessible. The dashboard can be found under [Appendix C](#).


Total number of Development Services permit applications for private development received in 2022, by division:



In 2022, 70% of all building permit applications were submitted through the City's online portal. The Building Division issued a total of 3,993 permits and conducted 15,249 inspections—roughly 2.4 inspections per hour per building inspector.



PHOTOVOLTAIC
39% of all Building Permits issued in 2022-- the most of any type.

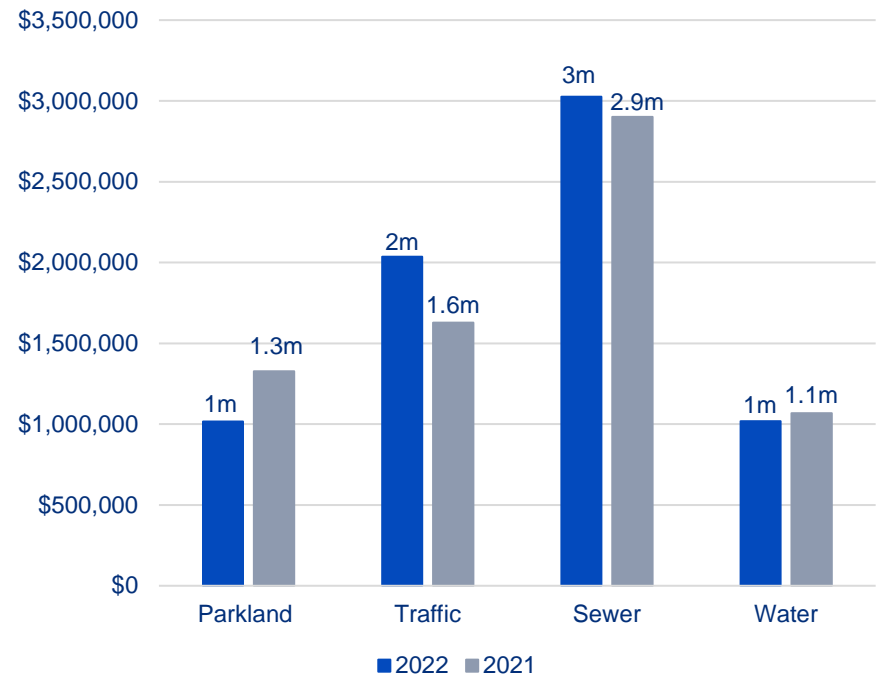


PLUMBING/ELECTRICAL/ MECHANICAL
29% of all Building Permits issued in 2022-- second to Photovoltaic.

Total Fees Collected through Building Permits:

- Parkland: \$1,016,627
- Sewer: \$3,025,959
- Traffic: \$2,036,818
- Water: \$1,019,149

Impact Fees Collected (2022 vs 2021)



The valuation of Building Permits in 2022 totals \$122,754,645—a 56% decrease from 2021. However, the 2022 year's total valuation is still the 5th highest year over the last 30 years. The graph above shows resulting 2022 impact fees in comparison to 2021 by fee type.

Private Development Projects

Palomar Heights: The former Palomar Hospital campus was demolished in 2022 in anticipation of construction for the Palomar Heights mixed-use development that was approved in 2021. The 13.8-acre site will be developed with 510 residential dwelling units and up to 10,000 square feet of commercial/office space.

The Villages: A total of 109-acres of land formerly used as a golf course was approved for a housing development in 2017. Since approval, the multi-phased project continues to build out over time. In 2022, approximately 92 dwelling units received issuance of building permits or certificates of occupancy out of the 380 units entitled.

Costco: The North County Mall is one of Escondido’s largest retail hubs. The City received an application for Costco to redevelop a portion of the North County Mall site, where a former Sears department store sits vacant. The new retail development would include an approximately 157,000 square foot retail building, along with a 16-pump fuel facility with the potential to expand to 32-pumps as needed.

City-Initiated Projects

SB 9 Ordinance: The City adopted an SB 9 ordinance in August 2022. This ordinance establishes administrative processing and objective development standards consistent with State law that permit for the development of two-family dwellings and urban lot splits in certain residential zones.

2022 Omnibus Zoning Code Amendment: Annual zoning code updates for the purposes of consistency, clean up, and conformance with State law occur annually. The 2022 Omnibus was scheduled

for December 2022 but was continued into January 2023. The 2022 Omnibus was adopted in early 2023.

2022 General Plan Amendment: The City kicked off the 2022 GPA work effort to amend the City’s Safety Element and create a new Environmental Justice (“EJ”) Element. Phase I of outreach and engagement took place throughout 2022, along with preliminary mapping of EJ communities.

VMT Exchange Program: The City adopted guidelines for implementation of Vehicle Miles Traveled (“VMT”) analysis to streamline CEQA review on development projects, that includes a program to mitigate VMT impacts through construction of bike, pedestrian, and transit supportive improvements.

Anticipated Implementation Actions

- Develop and launch a series of workshops for community outreach to educate contractors and the general public on the Energy and Green Code requirements through partnership with SDG&E.
- Adopt the 2022 GPA updates to the Community Protection and Community Health and Services chapters.
- Release a Request for Proposal (“RFP”) for the Downtown Parking Study.
- Explore Economic Development tools to improve the historic downtown core, including but not limited to new housing developments, retail redevelopment, and parking availability.

2.2 Mobility and Infrastructure

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

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

Key Implementation Actions

Local Roadway Safety Plan: In 2022, the City prepared a Local Roadway Safety Plan (“LRSP”) in accordance with CALTRANS LRSP Guidelines to identify, analyze and prioritize roadway safety improvements on the local streets within the City. This LRSP identifies the top systemic crash patterns and top crash locations throughout the City based on crash data collected from January 2016 through December 2020. The LRSP also provides the City with

a toolbox of countermeasures to address the systemic crash patterns and reduce crashes at the City’s top crash locations.

Capital Improvements: The City works on implementation of the adopted Capital Improvement Program (“CIP”), which is adopted on five-year cycles. The current program cycle is Fiscal Years 2021/22 through 2024/25. The following information details implementation actions that further the CIP as well as implement the City’s Mobility and Infrastructure chapter of the General Plan.

TABLE 1 - CAPITAL IMPROVEMENT PROJECTS

Project Type	Number of Projects	Cost
Roads and Infrastructure	6	\$35,498,364
Parks and Recreation Facilities	2	\$1,072,203
Traffic Signal Improvements	3	\$2,154,485
Total	11	\$38,725,052

The table above shows that a total of 11 CIP across three categories progressed in 2022, at a cost of almost 39 million dollars. The following tables illustrate the projects in each category and their respective costs, areas of the City, and status in 2022. A variety of

traffic signal improvements occurred in 2022, including the development of a traffic signal master plan that will serve as the basis for updating signal hardware and will improve responsiveness.

TABLE 2 - ROAD & INFRASTRUCTURE PROJECTS

Project Name	Cost	Area of City	Status in 2022
2021/22 Street Rehabilitation and Maintenance Project - Phase 1 (Concrete and Tree Removal and Replacement)	\$798,530	North West (NW) Pavement Maintenance Zone	Completed
2021/22 Street Rehabilitation and Maintenance Project - Phase 2 (Pavement Rehabilitation and Treatments)	\$6,396,559	North West (NW) Pavement Maintenance Zone	Completed
Grand Avenue Vision Project Phase 1	\$1,077,243	Council District 3	Completed
Citracado Parkway Extension Project	\$23,787,000	Council District 4	Construction started
2022/23 Street Rehabilitation and Maintenance Project - Phase 1	\$1,360,813	East North (EN) Pavement Maintenance Zone	Construction contract awarded
Juniper Elementary Safe Routes to School Project	\$2,078,216	Council Districts 3 & 4	Construction contract awarded

Street Rehabilitation and Maintenance Program: Annually, the City focuses on an area of the City (based on zones) to treat streets based on pavement conditions. Key elements include not only reconditioning streets to extend the life of our roadways and improve driving conditions, but also to improve traffic flow, pedestrian and bicyclist safety, and reduce long term, on-going maintenance issues.

Grand Avenue Vision Project: New festoon lighting, pedestrian scale lighting, sidewalk widening, improved parking, pavement resurfacing, and the addition of a traffic circle in the City’s downtown shopping and dining area.

Citracado Parkway Extension Project: An extension of Citracado Parkway from Andreasen Drive to Harmony Grove Village Parkway

with a new bridge over Escondido Creek. The project adds an additional lane in the median of Citracado Parkway between Valley Parkway and Avenida Del Diablo. To improve safety and accessibility, new traffic signals are provided at Harmony Grove Road/Kuana Loa and the Mountain Shadows Mobile Home Park driveway.

Juniper Safe Routes to School: Safe Routes to School is a transportation framework that seeks to increase the number of students walking and biking to and from school. This project will provide missing portions of sidewalk, curb, and gutter, as well as Class II bicycle lanes along Juniper Street, creating a continuous, separated pedestrian pathway near Juniper Elementary School.

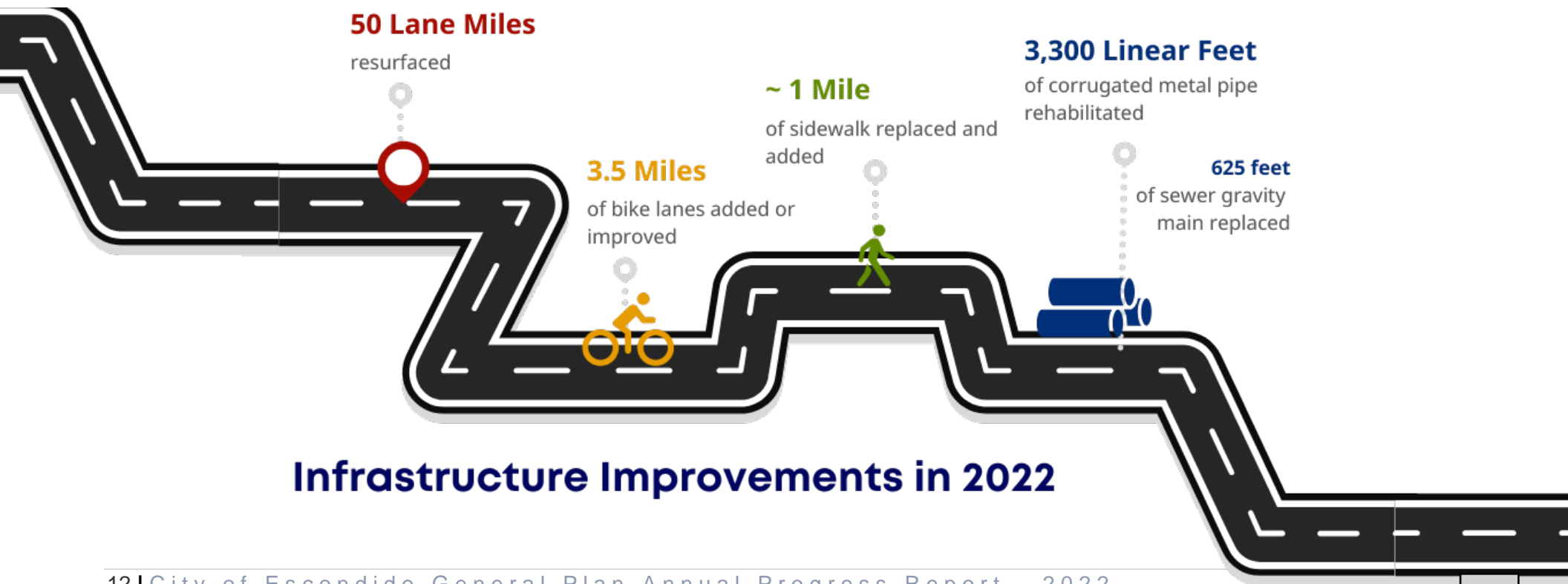


TABLE 3 - PARKS & RECREATION FACILITIES

Project Name	Cost	Area of City	Status in 2022
Kit Carson Park Lighting Project	\$747,803	Council District 4	Construction contract awarded
Creek Trail Fencing Project	\$324,400	Council Districts 1 & 3	Construction contract awarded

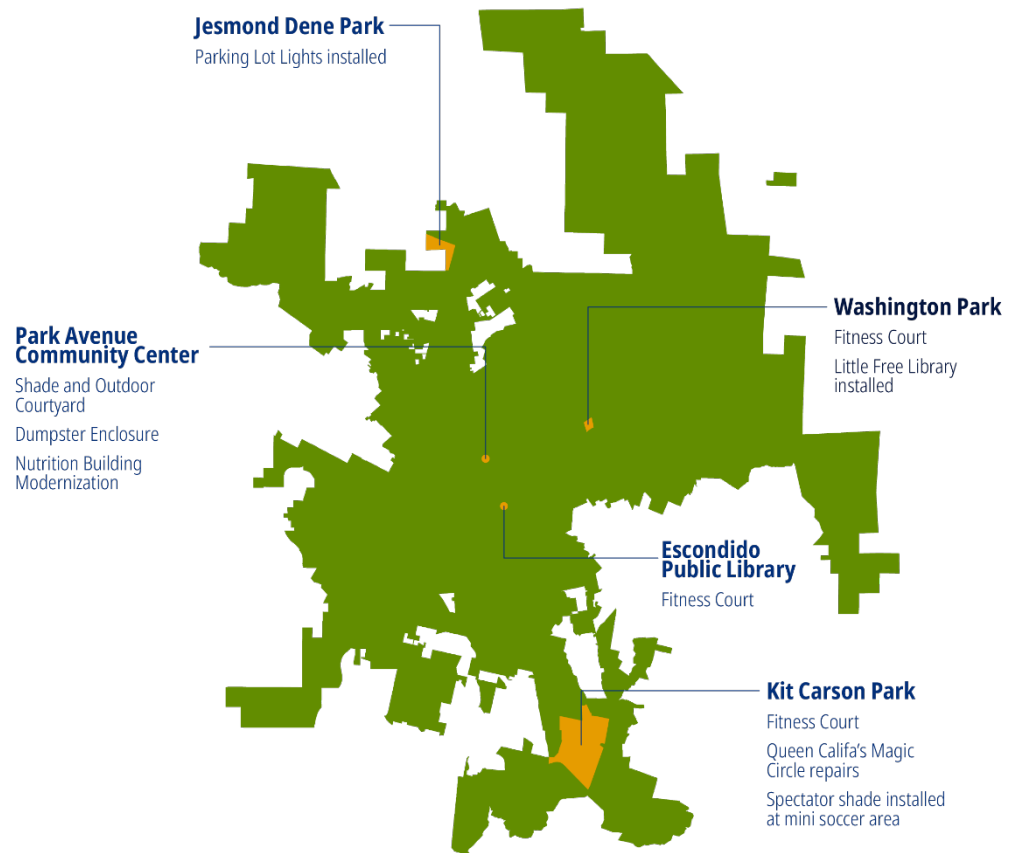
City Park Lighting Projects: Rehabilitation and installation of new and improved lighting features throughout several park areas.

Creek Trail Fencing Project: New wrought iron fencing along portions of the Creek Trail will enhance the pedestrian and bicyclist landscape that is forthcoming under the comprehensive Creek Trail Project.

Art Mural and Fitness Court: On March 12, 2022, the library’s ribbon cutting ceremony for the public mural was conducted, closely followed by the ribbon cutting for the new fitness court installed adjacent to the library in 2022.

Anticipated Implementation Actions

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



2.3 Housing

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

- Plan for quality, managed, and sustainable growth
- Assessment of current housing needs
- Provide a range of housing opportunities
- Enhance the quality of housing and preserve character
- Identification of opportunities and constraints on housing
- Identification of sites within the City suitable for housing development
- Affirmatively Furthering Fair Housing ("AFFH")

Key Implementation Actions

Refer to [Appendix D](#) for the Housing Element's Annual Progress Report.

Anticipated Implementation Actions

- Adopt the EVSP and obtain certification of the 2021-2029 Housing Element.
- Prepare and implement Annual Action Plans in concert with the 2020-2024 Consolidated Plan.
- Release RFP for Accessory Dwelling Unit pre-approved plan sets.
- Amend the Zoning Ordinance for the purposes of Housing Element Programs 1.3, 1.5, 1.7, 2.1, and 2.7.

2.4 Community Health and Services

The Community Health and Services Element establishes policies that influence good land use planning in order to enhance community health and welfare. Policies supporting access to healthy foods, availability of parks, recreational opportunities, libraries and cultural services, as well as promoting educational advancement and civic engagement are aimed to improve economic, physical, and social conditions. The Community Health and Services Element promotes a community-based and private sector approach for establishing a sustainable and healthy community. Topics or issue areas covered in the Community Health and Services Element include the following:

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

Key Implementation Actions

In 2022, the City implemented a new volunteer program with a dedicated full-time staff member, allowing the City to leverage 1,220 volunteers. The City utilizes volunteers in City programming as well as in scheduled events, such as days of service.

The City aims to work collaboratively with community stakeholders. In 2022, the City entered into a two-year agreement with the Escondido Union School District to provide before and after school programming at five school sites within the City.

The City also provides a variety of different recreation and library programs. This includes new library technology, circulation materials, childcare programs, and vulnerable population programming, in addition to ensuring that recreation facilities are adequately maintained and upgraded.

Volunteer Events in 2022

Martin Luther King Jr. Day of Service

Cesar Chavez Day of Service (est. in 2022)

The Church at Rancho Bernardo Day of Service

Hosted over 20 additional volunteer events



8

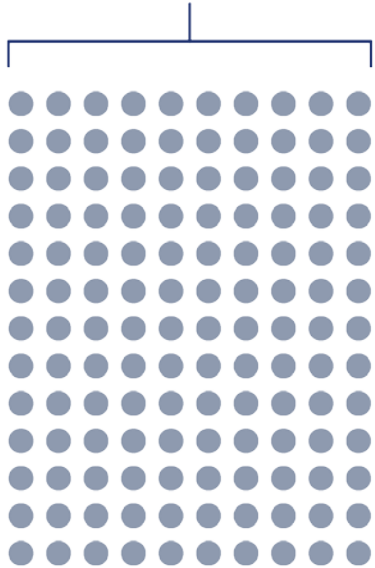
Soccer Tournaments in 2022

Youth and Adult



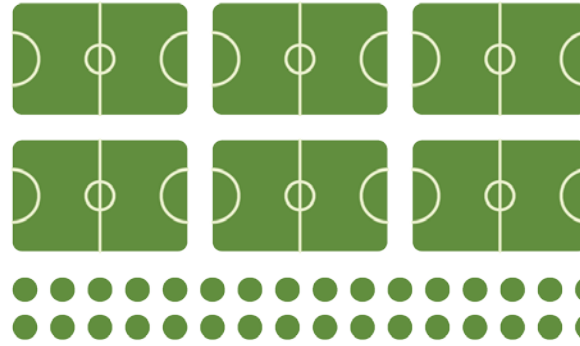
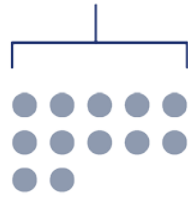
13,000

Participants in 2022



1,212

Participants in the youth soccer program in 2022



6

Youth soccer, pop warner, and baseball leagues in 2022

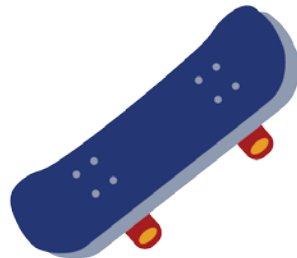


92

Adult hockey teams in 2022

1,104

Participants in 2022



6,727

Participants/visits at the skate park in 2022



English as a Second Language (“ESL”) Grant: The City established an ESL literacy department class offering through a grant from the California State Library, resulting in an additional three positions to assist with ESL programming, including a full-time AmeriCorps Member. Interest in and demand for this new ESL programming are high.

Building Renovations: An infrastructure grant awarded to the City in 2022 will result in the first major renovation of the City’s Public Library since its construction in 1981.

Childcare and Vulnerable Populations Programming

Childcare: In 2022, the City held three day-camp programs, 60 preschool programs, and six before and after school programs.

Vulnerable Populations: The Park Avenue Community Center (“PACC”) provided 12 programs for seniors in 2022. In partnership with Supervisor Jim Desmond’s Office, the City partnered with the County of San Diego to bring Live Well on Wheels’ Mobile Office to the PACC twice in 2022, allowing for the provision of outreach and referral services to approximately 70 to 100 adults per visit.

Anticipated Implementation Actions

- Replace ballfield fencing and playground equipment in Kit Carson Park, Mountain View Park and Jesmond Dene Park
- Develop a Public Art Master Plan
- Construct event space at Queen Califia’s Magical Circle
- Complete John Masson Memorial Bike Park in Jesmond Dene Park
- Install final National Fitness Campaign Fitness Court

Library Programming in 2022

520,328 items circulated, compared to **467,590** items in 2021

79,085 digital items circulated--**15%** of the City’s circulation is digital

237 children’s programs offered, totaling **10,605** in attendance--compared to 209 with **6,242** in attendance in 2021

183 adult programs offered, totaling **1,848** in attendance--compared to 217 with **4,523** in attendance in 2021

178,834 wireless internet sessions, compared to **49,571** in 2021

202,587 website hits, compared to **203,174** in 2021



- Upgrades and improvements to Washington Park, including Futsal Courts and improved netting at tennis courts
- Construct dedicated pickleball courts at Mountain View Park
- Complete construction of the Escondido Creek Trail Expansion and Renovation Project
- Design and construct new modernized aquatics facility at the location of the current James A. Stone Pool

2.5 Community Protection

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

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

Key Implementation Actions

Maintaining community protection from natural and manmade hazards requires high-functioning processes, and collaborative planning and action from all of the City’s departments, as well as outside partner entities, such as from special districts and state agencies.

Escondido Fire Department (“EFD”)

The EFD maintains a staff of 87 firefighters, 15 non-safety paramedics/EMTs, six chief officers, a Deputy Fire Marshall and Emergency Preparedness Managers, and four administrative staff. The City maintains seven fire stations within City limits, and is working to replace old and outdated equipment annually as available. In 2022, EFD purchased two Type III Brush Engines and three Type I Fire Engines.

In 2022, the EFD operated with an average response time of 5-minutes and 36-seconds, meeting the General Plan’s established Quality of Life Standard 87% of the time. The 2022 average response time is three seconds slower than in 2020, and 17 seconds

slower than in 2019.

Escondido Police Department (“EPD”)

The EPD operates out of the Police and Fire Headquarters located in central Escondido. There is a total of 159 police officer positions funded in the 2021-22 Fiscal Year (“FY”) budget—one additional position from the previous FY, provided through grant funding.

In 2022, EPD maintained 22 grant awards totaling nearly 2 million dollars. The EPD also continued to collaborate with partners to address issues of community and police relations. The Chief of Police and Interim Chief met with community groups to answer questions, listen to concerns, and explain policies.

Code Compliance

The Code Compliance Division protects life, safety, and property through the enforcement of codes and standards for the maintenance and regulation of property, buildings, and structures in the City. The Division also enforces the requirements for the licensing of all persons conducting business within the City of

Escondido.

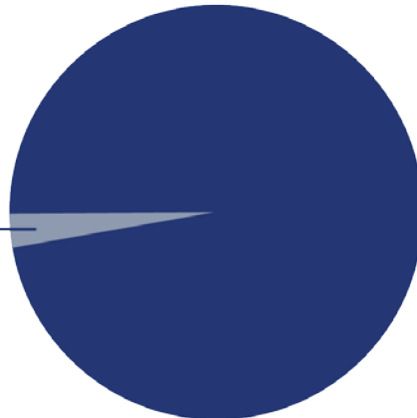
In 2022, the Citywide Impact Team was created to tackle some of the most difficult issues facing the City, including but not limited to disrepair, lawlessness, and disorder, specifically in relation to the unsheltered populations' impacts on property. The Impact Team is

made up of key members from various departments and divisions, such as EPD, Code Compliance, the City Manager's Office, the City Attorney's Office, Planning, Building, Parks and Recreation, and Public Works. The Impact group uses a synergistic approach to work collaboratively on solving complex City/societal issues.

1,514

Code compliance cases closed in 2022

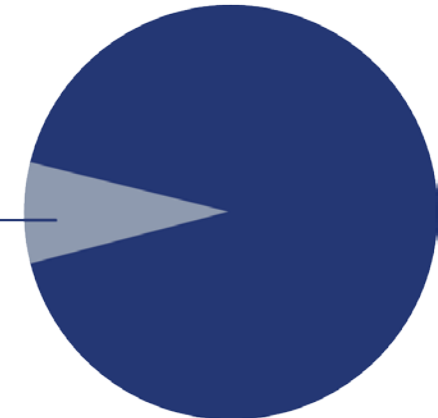
98% closed voluntarily by property owner



1,779

Code compliance cases in 2021

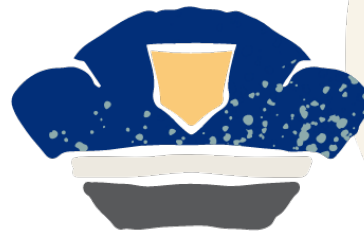
92% closed in 2021



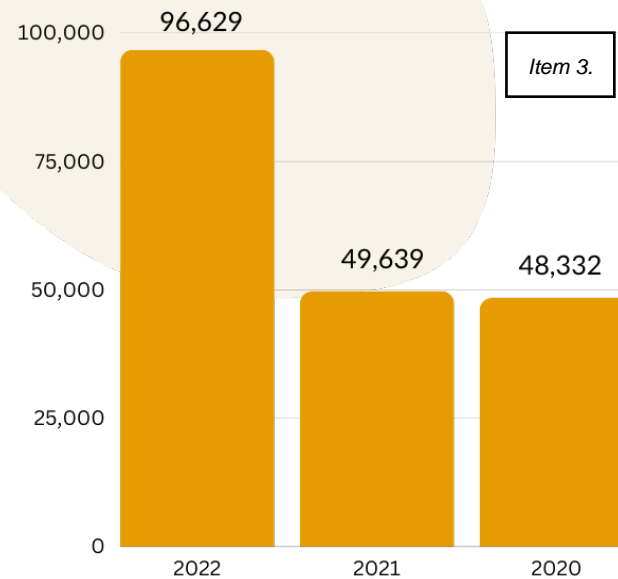
Anticipated Implementation Actions

- Publish the Standards of Coverage Study and Strategic Plan Development RFPs
- Continue implementation of Tier Dispatch
- Obtain additional emergency response capability to mitigate increasing demand for services
- Continue to integrate the Escondido Dispatch fully into the Regional Communication Interoperability
- Publish an EMS Program Study and Fee Analysis RFP
- Purchase two additional replacement Type I Fire Engines
- Purchase two additional replacement Ambulances
- Develop extreme heat response plan
- EFD to apply for CalFire grant opportunity with Public Works Department
- Establish a vacant building registry
- Establish a citywide short-term rental program

- 5,519 parking citations issued
- 1,804 noise complaints received
- 3,910 arrests made

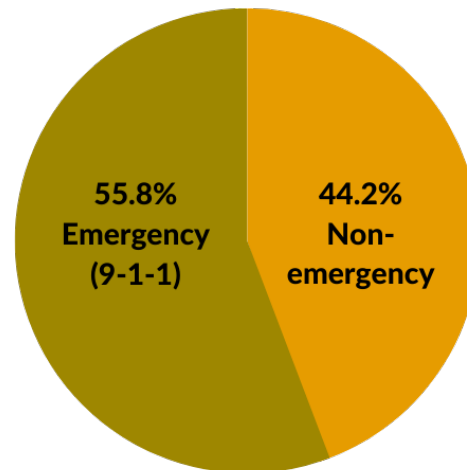


96,629
2022 Total Calls for Service



Total Calls for Service 2020-2022

All calls (emergency and non-emergency)



337 defensible space inspections completed

in compliance with Assembly Bill 38



998 proactive inspections in Very High Fire Hazard areas



- Completed LAFCO Municipal Services Review
- Installed Alert California cameras at Lake Wohlford & Rincon
- Adopted State Fire Code updates with local amendments
- Updating the Multi-Jurisdictional Hazard Mitigation Plan



- 1,639 Code Compliance cases resulting in 3,230 inspections
- 1,514 code cases closed, with 98% closed with voluntary compliance from the property owner
- One case referred to the City Attorney's Office

2.6 Resource Conservation

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

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

Key Implementation Actions

Climate Action Plan: The City’s adopted Climate Action Plan (“CAP”) is one of the most robust and well received CAPs across San Diego County. The CAP provides a comprehensive roadmap to address the challenges of climate change in the City of Escondido. As part of this annual report, [Appendix E](#) includes the City’s CAP annual monitoring report.

MS4 Update: The City maintains the legal authority to enforce the provisions of the Municipal Separate Storm Sewer System (“MS4”) Permit. The MS4 Permit is required for discharges from such a system under the Clean Water Act. In FY 2021-22, several updates in accordance with state and federal law were made to Escondido Municipal Code Chapter 22-*Wastewaters, Stormwaters, and Related Matters*.

Kit Carson Park Activities: Maintenance and monitoring of seven-acres of wetland habitat restoration projects in Kit Carson Park surrounding Eagle Scout Lake continued during 2022. The City also completed the Kit Carson Creek Restoration Vision Plan, which includes condition assessment and proposed infrastructure

improvements throughout Kit Carson Park to maintain water quality and provide for more efficient sediment controls in Eagle Scout Lake and its upstream tributary.

Spruce Street Channel Project: Plant establishment and erosion control measures will continue to be monitored for two years post-installation, per requirements of wetland permits. The project is expected to be completed in 2023, which would constitute meeting the Escondido Creek Hydrologic Area (HA) WQIP final goal nearly ten years ahead of schedule.

Membrane Filtration Reverse Osmosis (“MFRO”) & Intermediate Booster Pump Station (“IBPS”): The MFRO Facility will treat a portion of the City’s existing recycled water supply produced at the Hale Avenue Resource Recovery Facility (“HARRF”) using Membrane Filtration (“MF”) and Reverse Osmosis (“RO”) technologies. The Project includes three major components: an MFRO facility and associated equipment, a one-mile product water pipeline recently installed in Washington Avenue from the MFRO location to Waverly Place; and the IBPS located at Mountain View Park. This project is currently under construction.

Trunk Sewer Replacement Project: The project is currently under construction and will generally replace, upsize and realign approximately 5,000 linear feet of existing 24-inch, 27-inch and 39-inch diameter trunk sewer main via open trench construction with 30-inch and 36-inch diameter trunk sewer main; construct approximately 200 linear feet of 48-inch diameter casing with a 36-inch diameter sewer carrier pipe via trenchless construction; construct approximately 1,200 linear feet of 8-inch diameter sewer main; and construct approximately 100 linear feet of 24-inch diameter sewer main.

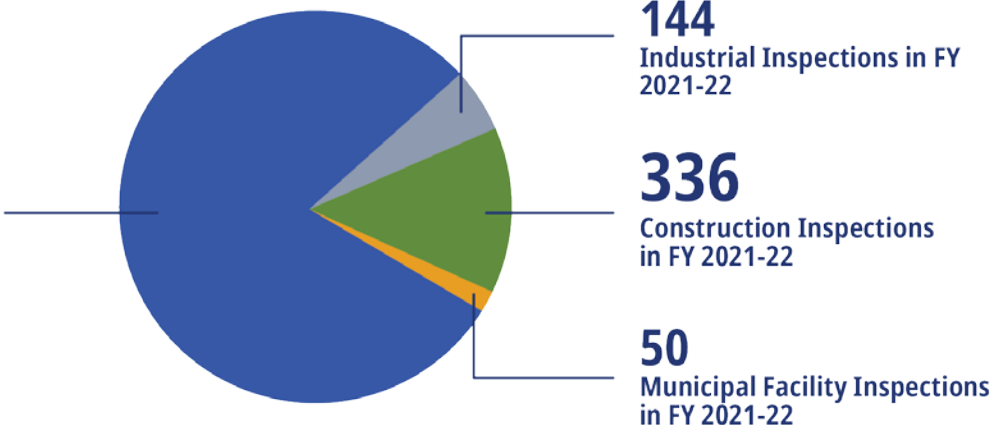
San Pasqual Undergrounding Project: In 1969, five local Native American Bands, and the United States on their behalf, sued the City and the District, claiming that the City's and the District's diversion of San Luis Rey River flows deprived the Bands of adequate water on their reservations located downstream of the Diversion Dam. After nearly five decades of litigation and negotiations, five local Native American Bands, and the United

States on their behalf, the City, and the Vista Irrigation District approved the San Luis Rey Indian Water Rights Settlement Agreement. The Settlement Agreement stipulates that portions of the Escondido Canal that cross the San Pasqual Indian Reservation must be replaced with an underground pipeline. The Project will remove, relocate, and replace approximately 2.5 miles of the Escondido Canal that crosses the San Pasqual Indian Reservation and is currently under construction.

Anticipated Implementation Actions

- Prepare a Master Plan or design standards that identify gateways and visual quality standards.
- Continue to implement CAP measures ([Appendix E](#)).
- Continue timely annual reporting on the Daley Ranch Conservation Bank.
- Adopt an update to the City's Water Efficient Landscape Ordinance.

1,987
Commercial Inspections
in FY 2021-22



18,337
Miles of streets swept in
FY 2021-22



5,483 yd³
Of material removed before it
reached storm drains in FY 2021-22

1,980
Storm drains inspected
for accumulated debris
in FY 2021-22



27 tons
Of debris removed from MS4
in FY 2021-22



2 tons
Of trash removed from 2 floating trash
booms across Escondido and Reidy Creek
flood control channels

613
Storm drain cleanouts
in FY 2021-22

9 mi
Of open channel
cleaned in FY 2021-22



1,647 tons
Of invasive plants, trash, debris, and
sediment before discharge to natural areas

2.7 Growth Management

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

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

The City continues to work toward implementing and achieving adopted quality of life standards. The City’s General Plan includes 11 quality of life standards, as listed below.

- | | |
|-------------------------------|-----------------------|
| 1. Traffic and Transportation | 7. Public Schools |
| 2. Fire Service | 8. Police Service |
| 3. Wastewater System | 9. Parks System |
| 4. Library Service | 10. Open Space System |
| 5. Air Quality | 11. Water System |
| 6. Economic Prosperity | |

These standards are what development (public and private) are reviewed against when assessing a project’s potential impact on the community. Part of the City’s quality of life standards include the goal of maintaining and providing adequate public facilities for existing and future development.

The City potentially faces an \$8 million budget gap. To maintain the essential services the City provides and address the community’s priorities, a locally controlled source of revenue was placed on the 2022 ballot but did not obtain the required votes for approval. Without an identified revenue source, possible cuts to services may

be made if no additional revenue is generated.

The City established a Citywide Services Community Facilities District (“CFD”) to make new development revenue neutral such that existing residents do not subsidize new development. New development has the option to annex into the City’s CFD or establish their own financing mechanism in order to offset service costs. In 2022, the City received the first requests to appeal the City’s standard CFD condition of approval, stating the CFD requirement could be waived as a part of the density bonus framework under State Law. The City Council granted the two appeals by the project proponents.

In 2019, the State enacted SB 330, which prohibits certain local functions related to growth management. Specifically, jurisdictions throughout California can no longer limit housing construction through caps or moratoriums, demolish more dwelling units than are constructed, or reduce overall density throughout their jurisdiction. SB 330 also postpones requirements for voter approval of zoning and general plan changes.

The City has two growth management controls: Ordinance 94-16 -- which established the Citywide Facilities Management Plan which

provides for ways for projects to contribute their fair share of development costs to public facility needs, and Proposition S -- a voter-approved initiative that requires voter approval to increase residential densities, changing or increasing residential land use categories, or changing certain residential designations to a commercial or industrial designation. However, a rezone from a non-residential zone to a residential zone does not trigger Proposition S.

Therefore, Proposition S does not act as a cap on the number of housing units constructed or permits that can be approved either annually or for some other time period. It also does not limit the population of the City.

2.8 Economic Prosperity

The purpose of the Economic Prosperity Element is to establish policies that promote the long-term vitality of Escondido's local economy by developing and guiding employment and business opportunities and encouraging appropriate economic and business development in the City. Policies in this element promote a sustainable local economy to benefit current and future generations without compromising resources and are intended to favorably influence the balance between employment and housing. Topics or issue areas covered in the Economic Prosperity Element include the following:

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

Key Implementation Actions

Comprehensive Economic Development Strategy (“CEDS”):

The City's current CEDS is up for renewal in 2023 and Economic Development staff started the process to renew the document in 2022. The 2023 CEDS will be a guiding policy document for the next five years. The CEDS will aim to promote quality economic development that fosters job availability, economic revitalization, and tax revenues.

Community-wide Fiber Optic Network: SiFi Networks is building a state-of-the-art community wide, fiber optic network, known as the Escondido FiberCity® within City rights-of-way. SiFi will provide fast fiber internet connection to homes and businesses. It will futureproof the City for generations to come, bring more choice of providers, boost the economy, and enable Smart City applications to make for an even greater city to live, work and play. The project is currently in the design phase. **[Interested parties wanting to stay up-to-date on this project can register their interest by clicking here.](#)**

Second Saturday Escondido Arts and Culture map: Coordinated by Museums and Arts: Growing Escondido Culture, this map is a collection of unique art galleries, theaters, museums, and murals in Escondido's historic downtown that was published in 2022. The City is coordinating an Arts and Economic Prosperity survey with Americans for the Arts so that data collected from the surveys will be able to quantify the economic impacts the arts has on tourism and spending habits in the City. Look for a report with the findings of this survey coming in late 2023.

Entrepreneurial Efforts: The City worked to implement programs and support efforts to increase Escondido's median income and wage by actively fostering entrepreneurial opportunities that support the facilitation of events such as [10th Annual San Diego Startup Week](#) and hosting the inaugural [Escondido Ag-Tech Hackathon](#).

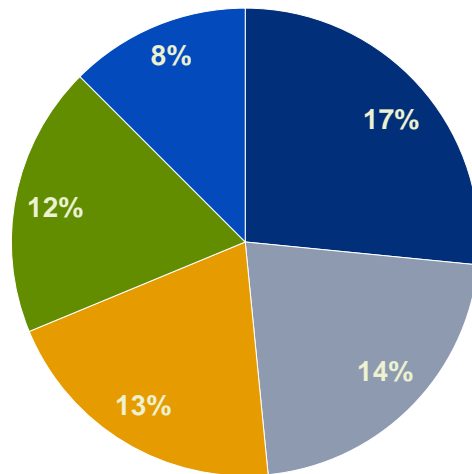
Marketing Programs: City staff worked to relaunch the [Visit Escondido tourism website](#) and social media channels to support local businesses and promote Escondido as an ideal location for

business development and growth. This includes weekly content from local businesses through short videos and photos as well as larger San Diego publications such as San Diego Magazine

Small Business Façade Improvement Grants: The City established incentive and provided funding for the revitalization of existing older industrial and commercial areas through the Small Business Façade Improvement grant program. To date, the program has committed \$80,000 to small business for improvements.

Top 5 Employment Industries in Escondido in 2022

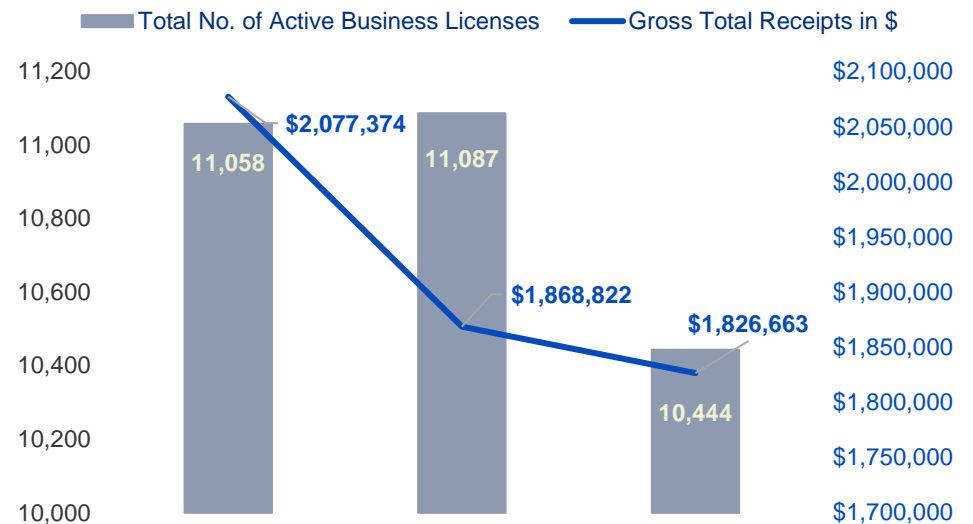
- Healthcare & Social Assistance
- Government
- Construction
- Retail Trade
- Admin/Support & Waste Mgmt/Remediation



Anticipated Implementation Actions

- Adopt an updated CEDS by mid-2023. Continue to implement tactics described in the CEDS.
- Continuation of the Innovate78 initiative with new focus on the 78-Corridor's startup ecosystem, entrepreneurship, and talent pipeline development.
- Partner with the San Diego North Economic Development Council on a regional strategy for economic inclusion.
- Explore opportunities for activation of City owned properties in the Spruce Street and Quince Street area.
- Implement a communications strategy to promote business and industry news throughout the City.
- Solidify industry cluster programs with key industries listed in the CEDS including agriculture and ag-tech as well as healthcare.
- Promote available career training and career growth resources with partner organizations.

2020-2022 Business License Information



3. Public Outreach and Engagement

Environmental Programs partners with neighboring water districts to coordinate outreach and educational efforts for customers to implement water conservation measures offered by the San Diego County Water Authority and Metropolitan Water District.

The City's Landscape Workshops provide information about California-friendly plants and landscape designs which reduce water use and pesticide/fertilizer application. In FY 2021-22, the City, in partnership with the San Diego County Water Authority, hosted a virtual workshop attended by 18 total participants. Participants developed a sustainable landscape plan specific to their property that implemented what they learned throughout the course and focused on retaining stormwater onsite.

The **Recycling Division** implements a number of programs to support educational efforts for stormwater pollution prevention, including household hazardous waste and used oil recycling events, compost workshops, and volunteer litter cleanups. The Division's outreach efforts continued to be impacted by COVID-19, and the staff implemented online-based and print outreach materials. In FY 2021-22, the Division continued efforts to reach as many local residents as was feasible. The City sponsored electronic and household hazardous waste disposal events twice a month, reaching approximately 200 people each month. One e-waste/shred event was held where 270 cars properly disposed of recyclable or hazardous material. Two Compost Workshops were held, and two lake cleanup events were organized in 2022.

The **Utilities Department** provided 120 presentations to approximately 3,030 elementary school students throughout Escondido. In addition to the well-established education program,

the Education Assistant continued to partner with Nature Collective (formerly San Elijo Lagoon Conservancy) and the Escondido Union School District to educate 5th graders in Escondido on environmental stewardship and water quality topics.

The **Housing and Neighborhood Services Division** began its outreach process for the development of the \$2.26M HOME-ARP Allocation Plan. The Plan will be finalized in 2023 and an RFP will be published for the construction of affordable rental housing for extremely low-income households pending City Council's approval. The City will explore other funding sources from various programs to increase the total number of units built. City staff conducted outreach to developers for affordable housing opportunities.

One fair housing workshop was conducted in-person at the Live Well Center in February 2022. Legal Aid offers regular fair housing trainings in both English and Spanish for Escondido residents to attend. Additional fair housing workshops were facilitated online on 3/25/2022, 5/17/2022, 6/24/2022 and 7/27/2022 and Escondido had a total of five residents attend.

The **Planning Division** conducted an initial phase of outreach for the 2022 GPA work effort that involved City staff attending various community meetings, events, and hosting project meetings throughout the City to determine community interests and priorities regarding environmental justice issues. In the initial phase of outreach, staff interacted with over 252 community members.

Economic Development continued to communicate with all of the property owners on the north and south sides of Grand Avenue from Maple Street to Broadway to gather feedback and provide an update on the Grand Avenue Vision Project Phase 2.

4. Awards & Grant Funding Received

Award	Amount	Project
Development Services Department		
SANDAG Smart Growth Incentive Program Grant	Up to \$175,000	Environmental review of the 2022 GPA work effort
CalOES Prepare California Grant	\$1.4 million	South Escondido Gateway Improvement project
CalOES Prepare California Grant	\$8.5 million	East Valley Parkway/Midway Drainage Project
San Diego County's Capital Emergency Housing Solutions Program Grant	\$736,066	Creation of a low-barrier, emergency family shelter
Community Services Department		
Park Design Award – Spotlight on Parks	--	Incorporating significant community participation as part of the design process
Drowning Prevention Grant	\$2,800	Water safety training during open swim programming and equipment
County of San Diego Infrastructure Grant	\$1.98 million	Replacement ballfield and fencing, playgrounds, and smart irrigation in several City parks
San Diego Senior Community Foundation Grant (x2)	\$40,478	Holiday programming for seniors and facility upgrades to nutrition building
Police and Fire Departments		
San Diego North Chamber of Commerce Public Safety Award		For the EFD's public safety efforts
Citizens' Option for Public Safety Grant	\$233,285	Support for front-line law enforcement
Edward Byrne Memorial Grant	\$41,920	Protection and assistance for law enforcement
Regional Realignment Response Grant	\$80,000	Support for criminal reoffender suppression

Office of Traffic Safety STEP Grant	\$510,000	Traffic safety prevention and enforcement
Office of Traffic Safety Pedestrian and Bicycle Safety Grant	\$25,000	Pedestrian and bicycle safety improvement
Paul Coverdell Formula Grant	\$52,033	Criminal forensic investigation enhancement
Cal-ID Grant	\$505,585	Fingerprint Specialist funding and improvement
Cal OES High Frequency Communications Equipment Program Grant	\$55,516	Purchase of two high frequency radios
Firehouse Subs Foundation Grant	\$16,147	Purchase of two thermal imaging cameras to replace older cameras
San Diego Regional Fire Foundation Grant (x2)	\$48,199	Purchase of battery powered extraction equipment and 15 firehoses
SDG&E SAFE San Diego Initiative Grant	\$2,000	Uniforms for the Community Emergency Response Team
Homeland Security Grant Program	\$114,919	Purchase air compressor/hardware and software needs
Urban Area Security Initiative Grant	\$31,000	Cover training, exercises, and conference costs
Utilities		
Water bottle filling stations & Beverage Container Recycling Grant	\$24,375 & \$37,711	Purchase and install water bottle filling stations throughout City partnered with educational signs
Used Oil Grant	\$20,306	DMV advertisements, outreach, and equipment
SB1383 Grant	\$214,802	Education, outreach, and equipment
Finance		
California Society of Municipal Finance Officers Operating Budget Excellence Award	--	For the FY 2022-23 Annual Operating Budget Document
Government Finance Officers Association Distinguished Budget Presentation Award		

5. Escondido General Plan Compliance with Adopted OPR Guidelines

The Governor's Office of Planning and Research ("OPR") is responsible for updating the resources for drafting and amending a general plan. OPR also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. OPR adopted General Plan Guidelines ("GPG") in 2003 for use by local jurisdictions in the preparation of their general plans. The last comprehensive update to the OPR GPG was in 2017, with recent guidance released on Environmental Justice and Fire Hazard Planning in 2021 and 2022, respectively. It is important to note that the Guidelines are permissive, not mandatory.

Staff has prepared an analysis of the Escondido General Plan compared to the general criteria included in State law, along with an evaluation of the degree to which the Escondido General Plan complies with the OPR Guidelines. The GPG contain ten chapters and four appendices of requirements and references in the following basic areas:

1. Introduction: Broad overview of what a General Plan is, along with guidance on how to use the GPG. The General Plan satisfies such requirements.
2. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
3. Community Engagement and Outreach: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
4. Required Elements: The General Plan contains all of the required elements ([Appendix B](#)).
5. Equitable and Resilient Communities: The General Plan complies with equitable and resilient community requirements. General Plan policies and programs generally discuss inclusive public participation, social and economic well-being, livable communities and quality of life, and responsible resource conservation. Further, the City's Climate Action Plan and forthcoming Environmental Justice chapter provide focus on social and environmental equity in communities historically marginalized by past planning practice, with goals and objectives to ensure resiliency and strive to reduce displacement.
6. Healthy Communities: The Community Protection chapter of the General Plan along with the Community Health and Services chapter meet the intent of healthy communities.
7. Economic Development and the General Plan: The General Plan includes optional elements that are either individual sections or are consolidated with other elements, including an element on Economic Prosperity.
8. Climate Change: The City's adopted Climate Action Plan was recently updated in 2021 and provides for adaptation and resiliency programs that aim to reduce GHG emissions while also providing for development in the face of climate change.
9. Implementation: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. CEQA: The General Plan preparation, adoption, and amendments comply with all requirements of CEQA.

6. APPENDIX A: GOVERNMENT CODE SECTION 65400

- a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
- 1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
 - 2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - A) The status of the plan and progress in its implementation.
 - B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments. The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision. The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.
 - C) The number of housing development applications received in the prior year.
 - D) The number of units included in all development applications in the prior year.
 - E) The number of units approved and disapproved in the prior year.
 - F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.
 - G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level

that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

H) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.

I) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

J) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

K) The following information with respect to density bonuses granted in accordance with Section 65915: The number of density bonus applications received by the city or county. The number of density bonus applications approved by the city or county. Data from a sample of projects, selected by the planning agency, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section is fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

7. APPENDIX B: GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

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

Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.
Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and ground stationary noise sources.
Housing	Housing	Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.
Optional Elements		Element Descriptions
	Community Health and Services	Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.
	Growth Management	Develops quality of life standards and establishing public facility planning strategies.
	Economic Prosperity	Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

8. APPENDIX C: DEVELOPMENT ACTIVITY

Development Activity Dashboard:

<https://cityofescondido.maps.arcgis.com/apps/dashboards/3df9dd5f830a4db4a6dce61747906ae8>

9. APPENDIX D: 2022 HOUSING ELEMENT ANNUAL REPORT

The Escondido City Council received the 2022 Housing Element Annual Report (“2022 HE APR”) on March 22, 2023, as part of the overall General Plan Annual Progress Report. The 2022 APR was submitted to the State Department of Housing and Community Development (“HCD”), the Governor’s Office of Planning and Research (“OPR”), and the San Diego Association of Governments (“SANDAG”) on April 1, 2023.

2022 HE APR is prepared on a form provided by HCD to all jurisdictions. The prescribed form encompasses 14 sheets within an Excel Workbook for reporting purposes. Due to the length of the 2022 HE APR, the entire document can be viewed at the link below. For information on what each table within the prescribed form entails, refer to [HCD’s Housing Element Annual Progress Report Instructions](#).

2022 Housing Element APR

The Housing Element reporting period spans 2021 through 2029 (6th cycle). Table 4 below shows the number of permits issued by reporting year that count toward the City’s RHNA. For more information on these issued permits, refer to Table A-2 within the above linked report. In 2022, the City issued permits for 231 units, of which single-family residences accounted for 151 units. The remaining units include 70 ADUs and 10 multi-family units, such as apartments or air-space condominiums.

Below is the City’s overall 6th cycle RHNA progress by affordability level, as of 2022:

- Very Low Income: 3%
- Low Income: 6%
- Moderate Income: 4%
- Above Market Rate: 14%

Across all income categories, the City has achieved approximately 9% of the City’s total RHNA for the 2021 – 2029 planning period.

The 9% includes the “Projection Period” units shown in Table 4. The “Projection Period” includes the housing units that were approved, under construction, or developed with building permits issued after June 30, 2020. These units are credited toward the City’s 6th cycle RHNA. For more information regarding RHNA credits, refer to Table 50 of the City’s adopted 2021 – 2029 Housing Element.

As the City continues to work toward HCD certification of the 2021 – 2029 Housing Element, City staff continue to work on implementation of the adopted programs within the 2021 – 2029 Housing Element. For more information on the status of Housing Element program implementation, refer to Table D within the above linked report.

In 2022, none of the following occurred:

- shortfall of housing through development of the City’s Sites Inventory (Table C of the 2022 HE APR).
- commercial development bonus applications pursuant to Government Code section 65915.7 (Table E of the 2022 HE APR).
- requests/approvals to rehabilitate, preserve, or acquire alternative adequate sites pursuant to Government Code section 65583.1(c) (Table F of the 2022 HE APR).
- conversions/requests for conversion of any above moderate units to moderate income units pursuant to Government Code section 65400.2 (Table F2 of the 2022 HE APR).
- sale, lease, or disposal of locally owned lands on the Housing Element Sites Inventory (Table G of the 2022 HE APR).
- applications for urban lot splits and/or two-family dwellings pursuant to Government Code sections 65852.21 and 66411.7 (SB 9) (Table I of the 2022 HE APR).
- applications for lower income students through a density bonus (Table J of the 2022 HE APR).

TABLE 4 – REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PROGRESS: PERMITTED UNITS ISSUED BY AFFORDABILITY

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,864		25									65	1,799
	Non-Deed Restricted		13	2	25									
Low	Deed Restricted	1,249		25	10								80	1,169
	Non-Deed Restricted		3	13	29									
Moderate	Deed Restricted	1,527											65	1,462
	Non-Deed Restricted		36	16	13									
Above Moderate		4,967	372	178	154								704	4,263
Total RHNA		9,607												
Total Units			424	259	231								914	8,693

10. APPENDIX E: 2022 CLIMATE ACTION PLAN ANNUAL MONITORING REPORT

The Escondido City Council received the 2022 Climate Action Plan Annual Monitoring Report on March 22, 2023, as part of the overall General Plan Annual Progress Report. The Climate Action Plan Annual Monitoring Report is a detailed matrix of all CAP reduction strategies, measures, performance metrics/adaptation actions, and notes where they are in process by the responsible department/agency. The CAP Annual Monitoring Plan is formatted similarly to Table 4-3 of the CAP.

At the top of the matrix is a blue header bar, with the following columns:

- **Status:** implementation status of each measure and performance metric as of December 2022
 - Not yet implemented: the action is yet to begin
 - Ongoing: the action is underway, but not yet complete
 - Completed: the action is complete
- **Measure:** the measure’s identifying number
- **Title:** measure’s title/name
- **GHG Reduction Potential (MTCO_{2e}):** the total anticipated greenhouse gas emissions reduced achieved through full implementation of the item (expressed in metric tons of carbon dioxide equivalent)
- **Responsible Agency/Department:** responsible entity for implementation
- **Implementation Timeframe:** the timeframe over which strategies are implemented
 - Short-term: 0-3 years

- Mid-term: 4-10 years
- Long-term: 10+ years
- Ongoing: already occurring

- **CAP Implementation Date:** the specific date identified within the CAP for implementation
- **Staff Implementation Cost:** level of cost to implement
 - Low: requires limited resources of current staff and can be implemented with reprioritization of current staff’s workload
 - Medium: requires staff resources beyond current capacity and requires new part-time staff and/or contracts
 - High: requires extensive staff resources, including a significant number of new staff and/or contracts
- **Ease of Implementation:** level of effort required to implement
 - Low: existing programs in place to support implementation and limited resources needed for implementation
 - Medium: requires internal and external coordination and policy and code revisions; funding sources are accessible
 - High: requires a general plan amendment or new policy/ordinances, robust outreach, regional cooperation, and securing long-term funding

Rows are highlighted to reflect implementation dates and their corresponding status, as described below:

- **Red** -- 2022 or earlier CAP Implementation Date and are not yet implemented
- **Yellow** -- 2023 CAP Implementation Date and are not yet implemented

- **Green** -- completed CAP items, regardless of the implementation date
- No Highlight – the measure is not nearing implementation and is not yet implemented
- No data -- represented by a double dash (--)

CAP Summary

CAP Reduction Strategies

The CAP identifies 11 total strategies, with nine involving measures for reducing citywide GHG emissions to target levels, and two involving adaptation strategies for climate resiliency. Each strategy consisting of numbered implementation measures (i.e., T-1.1, etc.) with detailed performance metrics/adaptation actions. As of March 2023, the City has implemented measures in the following reduction strategy categories, as shown in bold below. In other words, the City is in process on at least one of the implementing measures related to the reduction strategies bolded below.

- 1. Increase Use of Zero-Emission or Alternative Fuel Vehicles**
- 2. Reduce Fossil Fuel Use**
- 3. Reduce Vehicle Miles Traveled (VMT)**
- 4. Increase Building Energy Efficiency**
- 5. Increase Renewable and Zero Carbon Energy**
- Increase Water Efficiency
- 7. Diversify Local Water Supply**
- 8. Reduce and Recycle Solid Waste**
- Carbon Sequestration
- Become A “Climate Smart” Leader
- 11. Build Thriving and Resilient Neighborhoods**

In addition to the 11 reduction strategies identified within the CAP, there are an additional four overarching implementation measures:

- Establish a Climate Commission
- Hire a full-time sustainability or climate coordinator
- Receive updated GHG inventory from SANDAG every two years (if no inventory is available, then the City is to develop an updated emissions inventory)
- Evaluate the effectiveness of the CAP measures through the 2021-2025 annual monitoring reports and identify new technologies and methodologies that did not exist at the time of the CAP adoption

Within each implementation measure are numerous performance metrics and/or adaptation actions. These performance metrics and adaptation actions predominantly consist of items not yet implemented, as their timeframes are several years out. However, of the items anticipated for action in 2020-2022 (i.e., those actions scheduled to have begun or be completed by this date), 9 out of 25 are underway or complete, with 16 not yet implemented, compared to 7 out of 17 underway or complete, with 10 not yet implemented in 2021. No new actions were completed in 2022—all items shown in green were completed in the 2020 and 2021 calendar years.

Based on the 2022 annual report of the City’s CAP, capacity and funding issues continue to cause implementation challenges. One of the largest hurdles in implementation is the updates and creation of new zoning ordinances, which are time intensive. Lack of funding for implementation continues to put the City further behind in effective implementation. For example, the loss of the CalFire Urban Forestry funding source impeded the City’s ability to move forward with measure C-9.2. While other one-time funding sources exist for such actions, staff will need to continue to research such mechanisms, whereas the CalFire grant opportunity is a well-known funding source for such actions.

Status	Measure	Title	GHG Reduction Potential (MTCO ₂ e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Ongoing Completed for CY 2022. The first annual monitoring report for the updated CAP can be found here: 2021 CAP Annual Monitoring Report	--	Annual monitoring report to Planning Commission and City Council, identifying CAP implementation efforts to date, CAP's performance in achieving targets, and set implementation milestones for the following year.	--	CD	--	March 2022	--	--
Not yet implemented	--	Establish Climate Commission: formal advisory group to help provide ongoing program support and guidance.	--	--	Short-Term	2021	--	--
Not yet received The most recent climate-related data is from 2020. SANDAG is currently working to create 2022 data for release sometime in 2023.	--	Receive updated GHG inventory from SANDAG; if no data is received then the City will need to develop an updated emissions inventory by 2022.	--	CD	Short-Term	2021	--	--
The City hired a long-range planner to work on implementing the CAP. However, the position works on all long-range planning projects, not just the CAP.	--	Hire a full-time sustainability or climate coordinator.	--	--	--	--	--	--
Not yet implemented	--	Based on findings from the monitoring report and inventory updates, City staff will review the performance of each individual measure, evaluate the effectiveness of maintaining existing measures into the future, and identify new technologies and methodologies that did not exist at the time of CAP adoption.	--	CD	Mid-Term	End of 2025	--	--
Strategy 1: Increase Use of Zero-Emission or Alternative Fuel Vehicles								
	T-1.1	Transition to a Clean and More Fuel-Efficient Municipal Vehicle Fleet.	--	PW	Mid-Term	--	Low	Low
Not yet implemented		Adopt a procurement policy for converting all municipal vehicle fleet to EVs and PHEVs.	--	--	Short-Term	2021	--	--
Ongoing No zero-emissions vehicles were added to the City's fleet in 2022.	Performance Metrics	Add 11 new EVs and PHEVs to the City fleet by 2030.	33	--	Mid-Term	2030	--	--
Not yet implemented		Install 30 EV Charging stations at the Police and Fire Headquarters by 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Maintain 30 EV charging stations and 11 EVs and PHEVs in the municipal fleet in 2035.	33	--	Long-Term	2035	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
	T-1.2	Install EV Charging Stations at Park and Ride Lots.	--	CD; PW	Short-Term	--	Medium	Medium
Not yet implemented	Performance Metrics	Install 181 EV charging stations in Park and Ride lots by 2030.	463	--	Mid-Term	2030	--	--
Not yet implemented		Install 281 EV charging stations in Park and Ride lots by 2035.	737	--	Long-Term	2035	--	--
	T-1.3	Adopt an Ordinance to Require EV Charging Stations at New Developments.	--	CD; PW	Short-Term	--	Low	Medium
Not yet implemented	Performance Metrics	Adopt an ordinance requiring EV charging station installation in new multi-family and new commercial developments.	--	--	Short-Term	2022	--	--
Not yet implemented		Adopt an ordinance that requires the installation of EV charging stations in existing, larger commercial developments (consisting of 100 spaces or more).	--	--	Short-Term	2023	--	--
Not yet implemented		Establish a "Clean Energy Equity Plan" to improve equitable access to clean and sustainable energy in priority investment neighborhoods ("PINs") to increase EV ownership, EV car-sharing, installation of EV chargers in existing multi-family projects, etc.	--	--	Mid-Term	2025	--	--
Ongoing		Install 531 EV charging stations in multi-family and commercial developments by 2030.	3,513	--	Mid-Term	2030	--	--
The City issued 53 building permits for EV chargers; however, none were for multifamily residential. Single family residential accounted for 48 permits and nonresidential 5 permits.		Install 802 EV charging stations in multi-family and commercial developments by 2035.	5,732	--	Long-Term	2035	--	--
	T-1.4	Require EV Charging Stations at New Model Home Developments.	--	CD	Mid-Term	--	Low	Medium
Not yet implemented	Performance Metrics	Adopt an ordinance requiring EV charging station installation in new single-family homes and townhouses.	--	--	Short-Term	2021	--	--
Not yet implemented		Install 200 EV charging stations in new single-family homes and townhouses by 2030.	339	--	Mid-Term	2030	--	--
Not yet implemented		Install 300 EV charging stations in new single-family homes and townhouses by 2035.	520	--	Long-Term	2035	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Strategy 2: Reduce Fossil Fuel Use								
	T-2.1	Synchronize Traffic Signals.	--	ES	Ongoing	--	Low	Medium
Ongoing	Performance Metrics	Synchronize traffic signals at 23 City-maintained intersections by 2030.	289	--	Mid-Term	2030	--	--
A request for proposal for a traffic signal master plan to upgrade signal controllers and communication citywide was released in 2022. The Development Services Department's Engineering Division began development of the traffic signal master plan that will serve as the basis for updating signal hardware to improve responsiveness.		Synchronize traffic signals at 35 City-maintained intersections by 2035.	408	--	Long-Term	2035	--	--
	T-2.2	Install Roundabouts.	--	CD; ES	Ongoing	--	Medium	Medium
Not yet implemented	Performance Metrics	Establish a policy that requires the study of roundabouts at intersections with lower average daily trips, whereby the feasibility of roundabouts is evaluated for all new intersections and for existing intersections where capacity or safety problems have been identified.	--	--	Mid-Term	2025	--	--
Ongoing		Install roundabouts at eight City-maintained intersections by 2030.	811	--	Mid-Term	2030	--	--
One roundabout was installed in 2022 at Country Club Lane and Golden Circle Drive, resulting in two roundabouts installed since 2021.		Install roundabouts at 12 City-maintained intersections by 2035.	1,145	--	Long-Term	2035	--	--
	T-2.3	Increase Renewable of Alternative Fuel Construction Equipment.	--	CD	--	--	--	--
Not yet implemented	Performance Metrics	Adopt an ordinance requiring electric-powered or alternatively-fueled construction equipment in new developments and land-moving projects, to the extent such equipment is available. Exempt small residential and non-residential projects from this requirement.	--	--	Mid-Term	2027	--	--
Not yet implemented		Reduce fuel consumed by construction equipment and construction fleets by 25% by 2035. It is assumed that 50% of new development projects would be exempt from this requirement.	2,508	--	Long-Term	2035	--	--
Not yet implemented		Conduct educational campaigns to promote fuel-efficient driving ("eco-driving") practices, such as reduced idling, slower driving speeds, gentle acceleration, and proper tire inflation.	--	--	--	--	--	--
Ongoing		Update the City's General Plan Mobility and Infrastructure Element to support network build-out and improved traffic flow.	--	--	--	--	--	--
The City is currently in the early stages of updating the Mobility and Infrastructure Element.								

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Medium- and heavy-duty electronic truck sales and usage is expected to increase starting in 2024, consistent with the 2020 Advanced Clean Truck Rule mandated by the California Air Resource Board (“CARB”). To support this rule, the City should adopt an ordinance to establish requirements for large truck EV charging stations and work with businesses to increase station access to support the mandate.	--	--	--	--	--	--
Strategy 3: Reduce Vehicle Miles Traveled								
	T-3.1	Participate in the SANDAG iCommute Vanpool Program.	--	CM; CD	Ongoing	--	Low	Low
Not yet implemented	Performance Metrics	Maintain a minimum of 36 SANDAG vanpools annually that start or end in the City in 2030.	837	--	Mid-Term	2030	--	--
Not yet implemented		Maintain a minimum of 36 SANDAG vanpools annually that start or end in the City in 2035.	787	--	Long-Term	2035	--	--
	T-3.2	Improve Pedestrian Infrastructure in Priority Areas.	--	CD	Ongoing	--	Low	Low
Ongoing	Performance Metrics	Develop and adopt an Active Transportation Plan that includes a Pedestrian Master Plan, Trails Master Plan, Safe Routes to School Plan, and Safe Routes to Transit Plan.	--	--	Short-Term	2023	--	--
Ongoing		Install or improve at least 5.8 miles of sidewalk in priority areas.	44	--	Mid-Term	2030	--	--
Ongoing		Install or improve at least 8.3 miles of sidewalk in priority areas.	59	--	Long-Term	2035	--	--
	T-3.3	Implement the Safe Routes to School Program.	--	CD; EUSD; ES	Ongoing	--	Low	Low
Not yet implemented	Performance Metrics	Develop and adopt an Active Transportation Plan that includes a Safe Routes to School Plan.	--	--	Short-Term	2023	--	--
Not yet implemented		Increase the percent of students walking to school in the EUSD to 27 percent in 2030.	60	--	Mid-Term	2030	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Increase the percent of students bicycling to school in the EUSD to 2.3 percent in 2030.	82	--	Mid-Term	2030	--	--
Not yet implemented		Increase the percent of students walking to school in the EUSD to 30 percent in 2035.		--	Long-Term	2035	--	--
Not yet implemented		Increase the percent of students bicycling to school in the EUSD to 2.5 percent in 2035.		--	Long-Term	2035	--	--
	T-3.4	Develop a Citywide TDM Plan.	--	CD	Short-Term	--	Medium	Medium
Not yet implemented	Performance Metrics	Adopt a TDM ordinance, effective in 2022. <ul style="list-style-type: none"> Provide "end-of-trip" facilities for bicycle commuters (i.e. bicycle parking spaces, showers, lockers) Provide discounted monthly NCTD transit passes or transit subsidies Provide informational material to employees for carpool and vanpool ride-matching services Implement parking cash-out policies Develop alternate workplace, telecommuting, and/or alternate work schedule programs 	--	--	Short-Term	End of 2021	--	--
Not yet implemented		Develop and implement a wayfinding program with signage and information systems to facilitate walking, biking, and efficient driving and parking	--	--	Short-Term	2023	--	--
Not yet implemented		Increase bicycle commute mode share to 2.0 percent citywide and 3.5 percent in the downtown employment center in 2030.	533	--	Mid-Term	2030	--	--
Not yet implemented		Increase transit commute mode share to 4.5 percent citywide and 7.5 percent in the downtown employment center in 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Increase carpool commute mode share to 17.0 percent citywide and 15.5 percent in the downtown employment center in 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Increase bicycle commute mode share to 2.5 percent citywide and 4.0 percent in the downtown employment center in 2035.	820	--	Long-Term	2035	--	--
Not yet implemented		Increase transit commute mode share to 5.0 percent citywide and 8.0 percent in the downtown employment center in 2035.		--	Long-Term	2035	--	--
Not yet implemented		Increase carpool commute mode share to 17.0 percent citywide and 16.0 percent in the downtown employment center in 2035.		--	Long-Term	2035	--	--
	T-3.5	Update Bicycle Master Plan.	--	CD	Ongoing	--	Medium	Medium

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented	Performance Metrics	Develop and implement a citywide bike rack policy.	--	--	Short-Term	2024	--	--
Ongoing		Complete construction of the Class I Escondido Creek Bike Path, funded through Prop 68, to facilitate a larger network of active transportation access points and opportunities.	--	--	Mid-Term	2025	--	--
Not yet implemented		Develop and implement a program to incentivize City employees commuting to work by bike or other modes of alternative transport as a model for other local employers.	--	--	Mid-Term	2025	--	--
Ongoing		Install at least 19 miles of new Class II or better bicycle lanes by 2030.	231	--	Mid-Term	2030	--	--
The City added 2.5 miles of new Class II or better bicycle lanes, bringing the total to 6.15 of new Class II or better bike lanes within the City (approximately 3.7 miles were added in 2021).		Install at least 30 miles of new Class II or better bicycle lanes by 2035.	335	--	Long-Term	2035	--	--
	T-3.6	Increase Transit Commuters Among New Downtown Residents.	--	CD	Ongoing	--	Low	Low
Not yet implemented	Performance Metrics	Develop a downtown parking study and feasibility study to look into multi-level, public/private parking lot(s) and convert surplus city-owned lots to facilitate redevelopment.	--	--	Short-Term	2024	--	--
Not yet implemented		Increase the proportion of commuters using transit and living in new residential developments within the Downtown Specific Plan and East Valley area from five percent to eight percent by 2030.	84	--	Mid-Term	2030	--	--
Not yet implemented		Increase the proportion of commuters using transit and living in new residential developments within the Downtown Specific Plan and East Valley area to 10 percent by 2035.	177	--	Long-Term	2035	--	--
Not yet implemented		Requiring projects to provide six-month transit passes to new residents if proposing any reduction in parking over 15 percent of required amount.	--	--	--	--	--	--
Not yet implemented		Requiring projects to monitor transit use by new residents for the first six months of operation and present monitoring results to the City.	--	--	--	--	--	--
	T-3.7	Develop an Intra-City Shuttle Program.	--	CD; PW	Mid-Term	--	High	Medium
Ongoing	Performance Metrics	Complete a feasibility study that demonstrates the intra-city shuttle system would reduce internal trips seven percent by 2030 and 10 percent by 2035.	4,463	--	Mid-Term	2030	--	--
The City applied for grant funding to study flexible fleet deployment in Escondido.								

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Operate two or more shuttle routes with 10-minute headways during commute hours in 2030.		--	Mid-Term	2030	--	--
Not yet implemented		Operate two or more shuttle routes with 10-minute headways during commute hours in 2035.	6,540	--	Long-Term	2035	--	--
	T-3.8	Increase Transit Ridership.	--	CD; SANDAG	Mid- to Long-Term	--	Medium	Medium
Ongoing	Performance Metrics	Increase internal-external/external-internal commute transit mode share of 4 percent by 2030.	7,829	--	Mid-Term	2030	--	--
In 2022, the City participated in the BREEZE Speed and Reliability Study, as well as planning for a new proposed rapid route in Escondido (Route 471).		Increase internal-external/external-internal commute transit mode share of 5 percent by 2035.	17,099	--	Long-Term	2035	--	--
	T-3.9	Develop and Implement a Service Population-Based VMT Threshold.	--	CD	Short-Term	--	Low	Low
Ongoing	Performance Metrics	Reduce citywide VMT to 1.8 percent below projected 2030 VMT levels in 2030.	5,829	--	Mid-Term	2030	--	--
Transportation Impact Analysis Guidelines with a per capita and employee based VMT threshold adopted in April 2021; however, the City has not established a process for tracking VMT reduction.		Reduce citywide VMT to 3.5 percent below projected 2035 VMT levels in 2035.	11,075	--	Long-Term	2035	--	--
Not yet implemented		Pursue State grants, such as the Affordable Housing and Sustainable Communities Grant, to support affordable housing projects near transit	--	--	--	--	--	--
Strategy 4: Increase Building Energy Efficiency								
	E-4.1	Require New Residential Developments to Install Alternately-Fueled Water Heaters.	--	CD	Short-Term	--	Low	Low
Not yet implemented	Performance Metrics	Adopt an ordinance requiring the installation of alternately-fueled water heaters effective in 2023 in new developments and significant remodels.	--	--	Short-Term	2022	--	--
Not yet implemented		Establish incentives for landlords and homeowners to upgrade to electric heat pump water heaters.	--	--	Mid-Term	2025	--	--
Ongoing		Approve 995 new residential units served by electric heat pump water heaters by 2030.	629	--	Mid-Term	2030	--	--
The Building Division is implementing a permit type								

Status	Measure	Title	GHG Reduction Potential (MTCO ₂ e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
to track electric heat pump water heaters in 2023 for this measure. No numbers are available for CY 2022 but numbers are anticipated in 2023.		Approve 1,276 new residential units served by electric heat pump water heaters by 2035.	822	--	Long-Term	2035	--	--
	E-4.2	Require New Multi-Family Residential Developments to Install Electric Cooking Appliances.	--	CD	Short-Term	--	Low	Low
Not yet implemented	Performance Metrics	Adopt an ordinance, effective in 2023, requiring the installation of electric cooking appliances.	--	--	Short-Term	2022	--	--
Not yet implemented		Establish incentives for landlords and homeowners to upgrade to electric cooking appliances.	--	--	Mid-Term	2025	--	--
Not yet implemented		Install 955 new electric cooking appliances.	143	--	Mid-Term	2030	--	--
Not yet implemented		Install 1,142 new electric cooking appliances.	172	--	Long-Term	2035	--	--
	E-4.3	Reduce Electricity Use in Streetlights.	--	PW	Ongoing	--	Low	Medium
Completed	Performance Metrics	Retrofit 300 existing HPS streetlights with LEDs by 2030.	3	--	Mid-Term	2030	--	--
As of July 2021, 1,010 street lights retrofitted. Upon the 2025 scheduled update to the CAP, this measure will be evaluated.		Retrofit 450 existing HPS streetlights with LEDs by 2035.	3	--	Long-Term	2035	--	--
	E-4.4	Require Non-Residential Alterations and Additions to Install Alternative-Fuel Water Heaters.	--	CD	Short-Term	--	Low	Low
Not yet implemented	Performance Metrics	Require the installation of electric heat pump water heaters for a minimum alteration and addition area of 1.08 million sq. ft. of non-residential buildings by 2030.	160	--	Mid-Term	2030	--	--
Not yet implemented		Require the installation of electric heat pump water heaters for a minimum alteration and addition area of 1.755 million sq. ft. of non-residential buildings by 2035.	263	--	Long-Term	2035	--	--
Not yet implemented		Evaluate the feasibility of a local home retrofit program and utilize the Clean Energy Equity Plan for reinvestment in priority investment neighborhoods ("PINS"), focusing on the oldest housing stock.	--	--	--	--	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation	
Strategy 5: Increase Renewable and Zero Carbon Energy									
	E-5.1	Increase Renewable Energy Generated at Municipal Facilities	--	ES; PW	Ongoing	--	Low	Medium	
Not yet implemented	Performance Metrics	Install at least 0.8 MW of PV at municipal facilities and parking lots by 2030.	292	--	Mid-Term	2030	--	--	
Not yet implemented		Install at least 2.0 MW of PV at municipal facilities and parking lots by 2035.	745	--	Long-Term	2035	--	--	
	E-5.2	Require New Commercial Developments to Achieve ZNE.	--	CD	Ongoing	--	Medium	High	
Not yet implemented	Performance Metrics	Adopt a Zero Net Energy ordinance effective in 2023.	--	--	Short-Term	2022	--	--	
Not yet implemented		Approve at least 970,200 sq. ft. of new office and retail space that achieve zero net energy by 2030.	1,618	--	Mid-Term	2030	--	--	
Not yet implemented		Approve at least 1,576,575 sq. ft. of new office and retail space that achieve zero net energy by 2035.	2,668	--	Long-Term	2035	--	--	
	E-5.3	Increase Grid-Supply Renewable and/or Zero-Carbon Electricity.	--	CD; CM	Ongoing		Medium	High	
Completed	Performance Metrics	Complete a CCA/CCE feasibility study.	--	--	Short-Term	2021	--	--	
The City Council adopted Resolution No. 2021-169 to join the Clean Energy Alliance (CEA) Oct. 27, 2021, after the joint feasibility study was completed in previous FY 2020-2021.									
Not yet implemented		Establish a "Clean Energy Equity Plan" to support low-income residents and small organizations to purchase or obtain renewable energy. Program to include specific goals for local and decentralized renewable energy, rental and homeowner programs and/or system incentives, creation of local green jobs, and local hiring requirements, etc.	--	--	Mid-Term	2025	--	--	
Not yet implemented		Complete a micro-grid feasibility study with the goal to encourage clean energy development and access in priority investment neighborhoods ("PINs").	--	--	Mid-Term	2028	--	--	
Not yet implemented		Achieve 100 percent renewable and zero-carbon electricity supply in 2030.	42,134	--	Mid-Term	2030	--	--	
Not yet implemented	Achieve 100 percent renewable and zero-carbon electricity supply in 2035.	29,486	--	Long-Term	2035	--	--		

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
	E-5.4	Increase Renewable Electricity Generated at School Sites.	--	EUSD	Ongoing	--	Medium	High
Ongoing	Performance Metrics	Install 2.6 MW behind-the-meter PV at school sites by 2030.	947	--	Mid-Term	2030	--	--
Ongoing		Install 2.6 MW behind-the-meter PV at school sites by 2035.	965	--	Long-Term	2035	--	--
Ongoing		Support the efforts at the Hale Avenue Resource Recovery Facility (HARRF) to create renewable electricity and heat for municipal operations	--	--	--	--	--	--
<p>The HARRF maintains a biogas cogeneration renewable energy project that takes digester gas and produces energy. The project produces a combined 1200kW of electricity to fully power the HARRF. In addition, the heat produced by the electric generators heats the HARRF's digester water loop, which in turn heats the digester sludge to optimal temperatures.</p>								
Strategy 6: Increase Water Efficiency								
	W-6.1	Reduce Municipal Landscape Water Consumption.	--	ES; PW	Ongoing	--	Low	Medium
Ongoing	Performance Metrics	Reduce water use at City Parks and in the City's LMD by 84 acre-feet in 2030.	45	--	Mid-Term	2030	--	--
		Reduce water use at City Parks and in the City's LMD by 118 acre-feet in 2035.	64	--	Long-Term	2035	--	--
	W-6.2	Reduce Landscape Water Consumption in Developments.	--	CD	Ongoing	--	Low	Low
Not yet implemented	Performance Metrics	Adopt an updated landscape ordinance effective 2022.	--	--	Short-Term	2021	--	--
Not yet implemented		Approve the development of 130 new single-family homes or townhouses with greywater systems and rain barrels by 2030.	8	--	Mid-Term	2030	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO ₂ e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Approve the development of 195 new single-family homes or townhouses with greywater systems and rain barrels by 2035.	12	--	Long-Term	2035	--	--
Strategy 7: Diversify Local Water Supply								
Construction of the MFRO facility is underway, with an anticipated completion date sometime in May 2023.	W-7.1	Develop a Local Water Supply for Agricultural Water Use.	--	CD; ES; U	Mid-Term	--	Medium	High
Not yet implemented	Performance Metrics	Supply 6,721 acre-feet of water to agricultural customers from the MFRO facility in 2030.	3,541	--	Mid-Term	2030	--	--
Not yet implemented		Supply 6,721 acre-feet of water to agricultural customers from the MFRO facility in 2035.	3,571	--	Long-Term	2035	--	--
Strategy 8: Reduce and Recycle Solid Waste								
	S-8.1	Increase Citywide Waste Diversion.	--	CD; PW; U	Mid-Term	--	Medium	High
Completed	Performance Metrics	Adopt and implement an organic waste recycling program	--	--	Short-Term	2021	--	--
Organics ordinance approved in Dec. 2021 (Chapter 14: Solid Waste and Recycling updated to account for organic waste recycling).		Adopt a composting and waste diversion ordinance	--	--	Short-Term	2023	--	--
Completed		Dec. 2021 update to Ch. 14 includes requirements for diversion and composting operations. Waste diversion is occurring, along with outreach/education. Two compost workshops were held in 2022 (goal of 4/year).	Work with the franchise waste hauler and other partners to assess the infrastructure needed to support composting and waste diversion goals.	--	--	Short-Term	2023	--
Ongoing		Develop a Zero Waste Plan to support zero waste programs; prioritize community education to priority investment neighborhoods ("PINs"); and start building the necessary infrastructure for diverting waste and processing anaerobic digester waste.	--	--	Short-Term	2023	--	--
MORe Plan is underway, which includes targeted outreach to commercial, multifamily, and mobile home parks to adopt organics recycling. Bilingual presentations will be conducted with information on recycling. Between Jan., 2022 and Nov., 2022, the percent of multifamily residential properties and businesses not recycling went from 55% to 36%, and 80% to 49%, respectively.								

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Ongoing Current diversion rate as of 2022 is approximately 26%, up 1% from 2021.		Achieve 80 percent citywide waste diversion in 2030.	23,588	--	Mid-Term	2030	--	--
		Achieve 90 percent citywide waste diversion in 2035.	27,405	--	Long-Term	2035	--	--
Strategy 9: Carbon Sequestration								
	C-9.1	Enforce Landscape Tree Requirements at New Developments.	--	CD; PW	Short-Term	--	Low	Medium
Not yet implemented	Performance Metrics	Adopt an updated landscape ordinance and in-lieu tree planting program to fund new tree plantings such as an in-lieu program to offset trees plantings on highly constrained sites.	--	--	Short-Term	2021	--	--
Not yet implemented		Amend the updated landscape ordinance establish requirements for street and median trees and requirements for tree health (e.g. inspection, enforcement, and maintenance requirements).	--	--	Short-Term	2021	--	--
Ongoing However, the City does not currently track trees planted at new developments at this time.		Plant and maintain 2,802 new trees at new developments by 2030.	183	--	Mid-Term	2030	--	--
		Plant and maintain 4,076 new trees at new developments by 2035.	239	--	Long-Term	2035	--	--
	C-9.2	Develop a Citywide Urban Forestry Program.	--	CD; PW	Short-Term	--	Low	Medium
Not yet implemented CalFire typically provides an annual grant funding opportunity for the purposes of awarding local jurisdictions to improve their urban forests, including the use of funds for an urban forestry program. The City was anticipating application to the grant opportunity in CY 2023; however, CalFire announced that grant award has no funding at this time and are not accepting applications at this time. Staff will continue to monitor opportunities for funding an urban forestry program.	Performance Metrics	Pursue grant funding opportunities to fund the development of an Urban Forestry Program.	--	--	Short-Term	2021	--	--
Not yet implemented		Adopt an Urban Forestry Program with the goal of having one tree per resident in year 2088, which includes the following: <ul style="list-style-type: none"> Complete an assessment of existing conditions and calculate canopy coverage percentage for the City and for priority investment neighborhoods ("PINs"). 	--	--	Mid-Term	2025	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO ₂ e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
		<ul style="list-style-type: none"> Establish a tree planting and replacement program to achieve coverage of at least 25 percent in residential areas and 15 percent in commercial and industrial areas. Develop an urban heat island reduction program that includes an urban forest program or plan for priority investment neighborhoods (“PINs”) that achieves a tree planting coverage of at least 35 percent. Expand and focus tree plantings in low- canopy neighborhoods and neighborhoods at a higher risk of adverse outcomes of urban heat island effects. Encourage urban agriculture through edible landscapes within some publicly accessible areas. 						
Ongoing		Plant and maintain 1,010 new trees in public areas by 2030.	36	--	Mid-Term	2030	--	--
		Plant and maintain 1,347 new trees in public areas by 2035.	48	--	Long-Term	2035	--	--
		<p>The City planted approximately 119 trees and removed approximately 70 trees due to tree health and/or public health and safety issues. This yielded a net increase of approximately 49 trees planted in 2022.</p> <p>The City continues to offer the Free Tree Program. In 2022, the Public Works Department partnered with Urban Corps of San Diego to conduct outreach to residents on the Free Tree Program with a goal of planting approximately 150 new street trees (to be planted in 2023). The neighborhoods engaged with were prioritized based on the City’s Urban Surface Heat Viewer.</p>						
	C-9.3	Develop an Agricultural Land and Open Space Conservation Program.	--	CD	Mid-Term		Medium	Low
Not yet implemented	Performance Metrics	Adopt a Williamson Act Incentive Program.	--	--	Short-Term	2023	--	--
Not yet implemented		Adopt a Community Garden Ordinance.	--	--	Short-Term	2023	--	--
Not yet implemented		Adopt an Open Space Conservation Program.	--	--	Short-Term	2023	--	--
Not yet implemented		Update the Jurisdictional Runoff Management Plan to develop stream and riparian restoration program strategies and work to naturalize and/or protect creek watershed areas.	--	--	Mid-Term	2025	--	--
Not yet implemented		Remove the development potential for at least 257 residential units on agricultural lands and open space areas by 2030.	515	--	Mid-Term	2030	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
Not yet implemented		Remove the development potential for at least 400 residential units on agricultural lands and open space areas by 2035.	762	--	Long-Term	2035	--	--
Strategy A-1: Become a "Climate Smart" Leader								
	A-1.1	Fully anticipate, plan for, and mitigate the risks of climate change and seize the opportunities associated with the social and environmental change.	--	--	--	--	--	--
Ongoing	Adaptation Action	Annually monitor climate change research and best practices to improve the understanding of local climate change, weather-related emergencies and climate hazards, and to support climate change preparation efforts in local, state, and federal partners.	--	--	Short-Term	2020	--	--
Not yet implemented		Adopt established methods for projecting the lifecycle carbon emissions of land use and transportation investments and begin to prioritize projects that have the greatest potential to sustain future changes and changing weather related emergencies and climate hazards.	--	--	Short-Term	2023	--	--
Ongoing: The update to the 2023 MJHMP is underway and includes language to address climate impacts such as extreme heat and drought.		Assess climate impacts in the 2023 MJHMP update, incorporate social equity and environmental justice concepts to the extent practicable, and develop system wide approach to prepare for and respond to changing weather-related emergencies and climate hazard events.	--	--	Short-Term	2023	--	--
Not yet implemented		Complete planning and establish priorities for plantings, materials, and infrastructure specifications that will be resilient to climate change hazards and be cost-effective over the lifetime of the asset in infrastructure design.	--	--	Short-Term	2024	--	--
Not yet implemented		Update the "2020 Escondido Climate Adaptation Study."	--	--	Mid-Term	2025	--	--
	A-1.2	Make sure that everyone is given the opportunity to be prepared for the current and future risks that are exacerbated by climate impacts.	--	--			--	--
Ongoing: The planning division hired a long-range planner (end of 2021) to work on CAP implementation as a part of their role.	Adaptation Action	Designate point of contact(s) to establish and maintain staff ability and capacity to ensure effective implementation and equitable outcomes of climate action efforts. Initiate interdepartmental education and planning with City staff to motivate and seek opportunities for creative partnerships to jumpstart priority actions.	--	--	Short-Term	2020	--	--
Not yet implemented		Identify and create collaborative partnerships with community-based organizations including vulnerable populations to broaden and diversify community engagement, and to support community-based initiatives that align with climate action planning priorities.	--	--	Short-Term	2022	--	--
Not yet implemented		Partner with interested organizations to develop a climate change adaptation public outreach and education program. Engage typically underrepresented vulnerable populations by creating neighborhood climate ambassador liaisons ("Climate Ambassadors"). Climate Ambassadors can conduct outreach and secure commitment in priority investment neighborhoods ("PINs") to support climate	--	--	Short-Term	2023	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
		actions, initiate major initiatives, and coordinate investments, etc.						
Not yet implemented		<p>Provide quality information and/or “how-to” resources for local climate adaptation using interactive approaches that may include competition, feedback, and recognition. Activities may include:</p> <ul style="list-style-type: none"> • Provide free technical assistance to businesses. • Develop working groups with workforce development and training organizations to integrate green jobs into existing work. • Develop and implement a local green business program to provide recognition for business achievements. • Partner with business groups to conduct Fix-It Fairs or participate in street-fairs by engaging under-served businesses in learning about sector opportunities. • Hold regular workshops with building contractors on green building best practices. 	--	--	Mid-Term	2025	--	--
Ongoing		<p>Minimize health issues and disparities caused by weather-related emergencies and climate hazard events (such as extreme heat days), especially for populations most vulnerable to these impacts, by improving the preparation for and response from health, community service, public safety, and emergency staff, resources, and/or services. Actions may include:</p> <ul style="list-style-type: none"> • Leverage partnerships and support organizations to provide assistance to vulnerable populations in high fire hazard areas. • Advertise outdoor worker protection measures, including heat safety and employment security. • Develop a cool zone plan in consultation with resident, business, and community groups and provide updates in conspicuous locations online and on social media when cool zones are activated. • Educate homeowners and tenants of multi-family housing about weatherization projects and the cost savings gained from energy efficient homes through training programs. • Develop evacuation assistance plans and advertise their availability to vulnerable populations in hazard areas and be prepared to implement these plans as part of climate hazard-related emergency operations. • Utilize citywide publication and social media to reach a broad audience to advertise preparedness, risks of potential climate hazard events, and/or implementation status of these measures. 	--	--	Mid-Term	2026	--	--
	A-1.3	Hardwire social equity and environmental justice into new programs and projects.	--	--	--	--	--	--
Ongoing:	Adaptation Action	Develop a specific strategy or plan to redress social equity disparities by prioritizing and targeting CAP implementation projects into the most vulnerable areas as defined by the “2020 Social Equity and Health Index Map”.	--	--	Short-Term	2020	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO ₂ e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
objectives, and goals, while creating new policies, objectives and goals not yet discussed by policy documents.								
Ongoing		Maximize mitigation benefits locally by prioritizing Escondido community specific (i.e. local) mitigation for GHG emissions and biological impacts/habitat loss. If no local mitigation credits or mitigation opportunities are available, allow project applicants to seek out regional solutions first. If no regional solutions are available then State solutions, with a preference to proximity.	--	--	Short-Term	2020	--	--
Ongoing		Consider establishing equity considerations for recreation/parks programming, planning, engineering, and public works projects, such as: <ul style="list-style-type: none"> Does the proposed action generate burdens either directly or indirectly to vulnerable populations? If yes, are there opportunities to avoid, minimize, or reduce those impacts? Can the benefits of the proposed action be targeted in ways to reduce vulnerable population disparities? Are the benefits of the proposed action broadly accessible to residents or businesses of vulnerable populations? 	--	--	Short-Term	2023	--	--
	A-1.4	Develop working relationships with other agencies and continue to analyze climate impacts.	--	--	--	--	--	--
Ongoing		Work with SANDAG and NCTD to make the regional transportation network more resilient, incorporate consideration of climate impacts as part of infrastructure planning and development, and prioritize transportation investments that have the capacity to adapt to climate change, while promoting social equity and environmental justice.	--	--	Short-Term	2020	--	--
Ongoing	Adaptation Action	Work with law enforcement, CAL FIRE, City of San Marcos, County of San Diego, City of Vista, and City of Poway to ensure updates for wildfire hazard maps and reduce risk from high fire hazard areas. <ul style="list-style-type: none"> Model future climate conditions to identify at-risk areas. Develop effective response mechanisms and evacuation scenarios. Identify areas within General Plan planning area where future development should be avoided, reconsidered, or mitigated, due to fire hazards. 	--	--	Short-Term	2022	--	--
Strategy A-2: Build Thriving and Resilient Neighborhoods								
	A-2.1	Make sure that everyone has equitable access to healthy environments in which to live, work, and play.	--	--	--	--	--	--
Not yet implemented	Adaptation Action	Identify and create collaborative partnerships with community-based organizations (e.g. San Diego Food System Alliance, California Food Link, San Diego New Farmers Guild, etc.) to develop equitable programmatic resources to increase the production and consumption of home grown and locally-sourced food by supporting farmers' markets; expanding community gardens on public and private lands; and other forms of urban agriculture to:	--	--	Short-Term	2022	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO ₂ e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
		<ul style="list-style-type: none"> a. Support more resilient local agriculture on school campuses and at other public institutions or assembly spaces (e.g. church grounds, etc.) to help mitigate climate change and adapt to its impacts. b. Facilitate “Farm-to-School” programs for small farm-based businesses. c. Create local food maps and food distribution plans to preserve the affordability of local and sustainable food systems to ensure food security, nutrition, and public health. d. Support existing programs and/or create new programs to reduce investment risk and facilitate sustainable farming practices to connect more people to more local, farm-fresh foods. 						
Not yet implemented		Establish partnerships with local businesses and groups to provide educational opportunities for residents to gain skills in organic gardening, fruit production, composting, food preservation, and cooking healthy foods.	--	--	Short-Term	2022	--	--
Not Yet Implemented		Review and update heat response plans to: <ul style="list-style-type: none"> • Coordinate operations of readily accessible cooling centers. • Recommend potential ways for property managers and homeowners’ associations to implement Cool Zones. • Develop an “early warning system” and response plans that alert residents, businesses, and community members, especially those most vulnerable to heat, when projected heat conditions exceed 100 degrees. 	--	--	Short-Term	2023	--	--
Not yet implemented		Develop incentives to increase the planting of fruit trees in appropriate areas on private property.	--	--	Short-Term	2024	--	--
Not yet implemented		Use regulatory and voluntary tools to increase access to neighborhood parks, passive parklands, parklets, and/or pop-up recreation programs to increase parkland coverage and/or expand equitable access to recreational opportunities.	--	--	Short-Term	2024	--	--
Not yet implemented		Consider ways to improve equitable access to clean and sustainable energy. This could include the creation of a Clean Energy Equity Plan to support low-income residents and small organizations to purchase or obtain renewable energy. Also develop a program to engage with the Solar on Multi-Family Housing Program (“SOMAH”) to support local green job training.	--	--	Mid-Term	2025	--	--
	A-2.2	Create “climate safe and decent” housing options.	--	--	--	--	--	--
Not yet implemented.		Increase the use of public and private roofs for rooftop gardens. Provide education on how private property owners can use rooftop gardens as an eco-friendly alternative to: bring greenery into a sterile space, provide a place to relax or grow food, delay stormwater runoff, and cool the building to reduce energy consumption. Expand green roof installations through outreach and incentives, such as the Stormwater Credit Fee.	--	--	Short-Term	2020	--	--
Not yet implemented	Adaptation Action	Update the building code to require new private buildings to have operable windows, providing choice levels of light, and wall-to-wall ventilation.	--	--	Short-Term	2023	--	--
The City’s Building Code was updated at the end of 2022 to incorporate the State Building Code updates. However, neither action was incorporated into the local update due to staff capacity and the State’s process required for including such local		Update the building code to mandate the installation of cool roofs on all new and retrofitted roofs on multi-family projects.	--	--	Short-Term	2023	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO ₂ e)	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
requirements. These actions will be reassessed upon the 2025 CAP update to determine feasibility and better align with building standards.								
Not yet implemented		Pursue a green jobs plan component to the Clean Energy Equity Plan.	--	--	Mid-Term	2025	--	--
Not yet implemented		Develop and implement a mitigation plan for power outages, which may include the following: <ul style="list-style-type: none"> • Adopt an ordinance that requires new senior housing or large care facilities to install air conditioning in all units and on-site home energy batteries and energy storage. The ordinance shall also require conversion projects to provide adequate on-site temperature-controlled spaces in indoor common areas, if any. • Adopt an ordinance that requires new affordable housing projects to install air conditioning in all units. • Require affordable rehabilitation projects or other conversions to provide adequate on-site temperature controlled spaces in indoor common areas, if any. 	--	--	Mid-Term	2027	--	--
Ongoing: The City Council adopted Resolution No. 2021-169 to join the Clean Energy Alliance (CEA) Oct. 27, 2021. The City of Escondido will receive energy from the CEA beginning in 2023.		Consider ways to reduce reliance on centralized sources for energy including: <ul style="list-style-type: none"> • Facilitate access to local, decentralized renewable energy by incorporating renewable energy projects into CCA or other community-wide renewable programs. • Complete a micro-grid feasibility study and begin implementation. 	--	--	Mid-Term	2028	--	--
	A-2.3	Build capacity for adaptive neighborhoods.	--	--	--	--	--	--
Ongoing: a. Ongoing: These types of standards/provisions will be incorporated into the City’s Community Protection chapter of the General Plan in the forthcoming 2022 GPA. In addition, the EFD continues to provide Defensible Space Inspections (337 in 2022) as well as proactive Defensible Space Inspections in the VHFHSZ (998 in 2022). b. Not yet implemented c. Ongoing: This will be incorporated as part of the City’s 2022 GPA work effort with the Safety Element update. d. Ongoing: This type of information may be required during the discretionary entitlement phase. Additional standards/provisions will be	Adaptation Action	Utilize the “2020 High Fire Hazard Map” to better manage the risk of wildfires as a result of drier summers, especially in areas where homes are next to natural open space areas: <ol style="list-style-type: none"> Enforce statutory standards for provision of defensible space inhibiting wildfire spread on private properties and implement brush clearing and fuel breaks to manage the potential spread of wildfire. Fuel breaks should be implemented in areas where they make sense with efforts to avoid or minimize impact to important habitat unless it is necessary to protect structures. Evaluate other ways to reduce risks in and around wildland-urban interface areas that are rated as high fire hazard areas, such as improving the quality and plant palette around wildfire prone areas, and/or other ways to reduce risks in and around high fire hazard areas. Partner with SANDAG, other agencies, and North San Diego County cities for funding or acquisition and management of lands conserved for habitat protection and/or agricultural use. Develop opportunities to transfer development rights from very high fire hazard areas to less at-risk areas (e.g. urban infill areas, etc.) and/or seek 	--	--	Short-Term	2022	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
incorporated into the City’s Community Protection chapter of the General Plan in the forthcoming 2022 General Plan Amendment.		<p>other regulatory ways to incentivize land conservation or open space preservation.</p> <p>d. When analyzing new residential projects in very high fire hazard areas, incorporate evacuation route planning into the analysis. Evaluate brush fire spread and wildland fire behavior characteristics that utilize a 60 mph prevailing wind factor at a minimum, or higher wind speeds, if documented, as necessary.</p>						
Not yet implemented		<p>Adopt plant palettes in the Landscape Ordinance to withstand drought conditions and promote plant-type resilience (in street and park trees, green roofs, etc.). Adopt a new tree code in the Landscape Ordinance that considers tree selections so that tree plantings are known to perform well in the general climate conditions, are climate resilient trees, and will increase canopy or vegetative cover. As part of the next CAP update, monitor tree canopy changes due to development and determine if policy and rule changes are needed.</p>	--	--	Short-Term	2024	--	--
Ongoing		<p>Utilize the “2020 Heat Vulnerability Map” to identify at-risk areas and help inform decisions and priorities about implementing ways to cool the urban environment. When evaluating programs, projects, and infrastructure in at risk areas and priority investment neighborhoods (“PINs”), prioritize efforts that decrease the urban heat island effect, especially in areas with populations most vulnerable to heat, through strategies like revegetation, tree preservation, new plantings, depaving and porous pavement, green infrastructure, and site-specific development design.</p>	--	--	Short-Term	2024	--	--
Ongoing:								
<p>a. Complete: The Spruce Street Channel Improvement Project continues to include post-construction monitoring of vegetation. The City completed the Kit Carson Creek Restoration Vision Plan to identify problem areas and promote water quality in 2022.</p> <p>b. Ongoing. The City’s Engineering Division applied for a \$34 million grant for State and Federal funds for the East Valley and Midway Drainage System Project—a comprehensive effort to bring property owners out of certain FEMA flood zone areas to alleviate flooding and insurance burdens. The proposed area for the project would serve multiple PINs within the City.</p> <p>c. Not yet implemented</p>		<p>Coordinate a more integrated approach to flood or water-surge event planning and consider new innovative ways to adapt to climate impacts, including the following:</p> <ul style="list-style-type: none"> a. Update the Jurisdictional Runoff Management Program to develop stream and riparian restoration program strategies and work to naturalize and/or protect creek watershed areas. b. Implement a program that systematically identify areas with underserved storm drains and secure funding for their upsizing. c. Increase resilience of natural systems by keeping natural resources areas and establish a fund to acquire or protect land in particularly vulnerable areas. 	--	--	Mid-Term	2025	--	--
Not yet implemented		<p>Develop, adopt, and implement integrated plans for mitigating climate impacts in wildland-urban interface areas that include, but are not limited to the following:</p>	--	--	Mid-Term	2027	--	--

Status	Measure	Title	GHG Reduction Potential (MTCO _{2e})	Responsible Department/ Agency	Implementation Timeframe	CAP Implementation Date	Staff Implementation Costs	Ease of Implementation
		<ul style="list-style-type: none"> Collaborate with agencies managing public lands to identify, develop, or maintain corridors and linkages between undeveloped areas. Use purchase of development rights or conservation easements to protect climate-vulnerable habitats. Develop, adopt, and implement integrated plans for mitigating wildfire impacts in the wildland-urban interface. Assess the financing capabilities and implementation feasibility of the Multiple Habitat Conservation Plan (“MHCP”) or open space management. 						
	A-2.4	Build a sustainable and resilient transportation network.	--	--			--	--
Ongoing In 2022, the City constructed 2 new bus shelters.	Adaptation Action	Work with NCTD to build more bus shelter amenities to help prevent health effects from long sun exposure and incentivize usage of public transportation.	--	--	Short-Term	2023	--	--
Ongoing The City is working with Greenprint Partners and the San Diego Regional Policy & Innovation Center to pursue funding for a green infrastructure project within the City.		Evaluate and pursue stable funding sources and financing strategies to accelerate and sustain natural and green infrastructure within the public right-of-way.	--	--	Short-Term	2024	--	--
Not yet implemented		Conduct walk audits around prioritized schools, transit boarding areas, and parks to encourage Safe Routes to Schools, Transit, and Parks.	--	--	Mid-Term	2025	--	--
Ongoing As part of the Comprehensive Active Transportation Strategy (“CATS”) currently under development in the Engineering Division (the CATS is a part of the greater Mobility and Infrastructure chapter update), City staff will evaluate transportation infrastructure based on such concepts.		Give greater weight to investing in improvements to transportation infrastructure that are projected to be affected by multiple climate changes and/or build in flexible options that can adapt to changing conditions.	--	--	Mid-Term	2026	--	--

Submitted on Tuesday, March 21, 2023 - 1:54pm

Submitted by user: Visitor

Submitted values are:

Board or Commission for Public Comment City Council

Email marian_sedio@yahoo.com

Council Meeting Date March 22, 2023

Item # 7

Subject Climate Commission

Position No Position

First and Last Name Marian Sedio

Are you an Escondido Resident? No

Comments

It is concerning that Escondido is behind in implementing its Climate Action Plan. Hopefully you are all familiar with the IPCC report that came out on Monday and understand that action on the climate crisis is urgently needed now.

I would like to encourage the Council to direct staff to focus on the following:

1. Apply for grants to develop an Urban Forest Plan for heat vulnerable areas in Escondido.
2. Create the promised climate advisory group where the public can work with staff to engage and help implement the ECAP
3. Make progress on the New Zero Waste Ordinance

Although I am not a resident of Escondido I live in nearby Valley Center and spend a lot of time in Escondido. What happens in Escondido affects me and my family.

Thank you.

Regards,
Marian Sedio

Submitted on Tuesday, March 21, 2023 - 10:28am

Submitted by user: Visitor

Submitted values are:

Board or Commission for Public Comment City Council

Email joannetenney@hotmail.com

Council Meeting Date 03/22/23

Item # 18

Subject Escondido Climate Action Plan

Position In Favor

First and Last Name Joanne Tenney

Are you an Escondido Resident? Yes

Comments

I'm asking Council to focus on 3 areas of implementation to the Escondido Climate Action Plan.

1. Apply for grants to develop an Urban Forest Plan for heat vulnerable areas in Escondido. (Page 84 of link)
2. Create the promised climate advisory group where the public can work with staff to engage and help implement the ECAP (page 76 of link)
3. Make progress on the New Zero Waste Ordinance (page 87 of link)

Submitted on Tuesday, March 21, 2023 - 10:11am

Submitted by user: Visitor

Submitted values are:

Board or Commission for Public Comment City Council

Email pborchmann9@gmail.com

Council Meeting Date March 22, 2023

Item # 18

Subject Escondido Housing Element update

Position In Favor

First and Last Name patricia borchmann

Are you an Escondido Resident? Yes

Comments

I am an affordable housing advocate, and I am dissatisfied with proposed Housing Element update, for reasons outlined in letter from Escondido Housing Coalition (dated March 17, 2022). Inclusionary Housing must be a top priority.

I strongly urge the Council to conduct analysis for affordable housing rules within two years, create a Housing Commission, and prohibit location of housing in known unsafe locations.

Submitted on Tuesday, March 21, 2023 - 11:29am

Submitted by user: Visitor

Submitted values are:

Board or Commission for Public Comment City Council

Email PhilLauder@gmail.com

Council Meeting Date March 22

Item # 7

Subject Areas to focus on in Climate Action Plan

Position In Favor

First and Last Name Phil Lauder

Are you an Escondido Resident? Yes

Comments

Please focus on the following as part of implementing the Climate Action Plan:

1. Apply for grants to develop an Urban Forestry Program.
2. Create a climate advisory group.
3. Make progress on creating a Zero Waste Plan.

PLANNING COMMISSION

Agenda Item No.: 4
Date: April 11, 2023

DATE: April 11, 2023
TO: Planning Commissioners
FROM: Andrew Firestine, Director of Development Services
SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Bear Valley Parkway Wireless Facility
- Ash Street Subdivision (20-lot single-family subdivision)
- Reed Road Assisted Living Facility
- Ground-Mounted Sign – Four Tunas (Design Review)
- Electronic Changeable Copy Sign – Crest Adult School

Policy Work:

- East Valley Specific Plan
- Downtown Specific Plan Amendment – Land Use Matrix

Informational Presentations:

- Community Facilities Districts