



CITY of ESCONDIDO

SPECIAL COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 29, 2025

4:00 PM - Closed Session (Parkview Conference Room)

5:00 PM - Regular Session (Mitchell Room)

Escondido City Hall - Mitchell Room, 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR CITY COUNCIL MEETING

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

MAYOR

Dane White

DEPUTY MAYOR

Consuelo Martinez (District 1)

COUNCILMEMBERS

Joe Garcia (District 2)

Christian Garcia (District 3)

Judy Fitzgerald (District 4)

CITY MANAGER

Sean McGlynn

CITY ATTORNEY

Michael McGuinness

CITY CLERK

Zack Beck

HOW TO WATCH

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

In Person



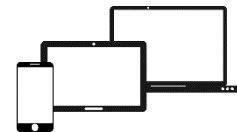
201 N. Broadway

On TV



Cox Cable Channel 19 and U-verse Channel 99

Online



www.escondido.gov



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 29, 2025

HOW TO PARTICIPATE

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

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



escondido-ca.municodemeetings.com

ASSISTANCE PROVIDED

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





CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 29, 2025

CLOSED SESSION

4:00 PM

CALL TO ORDER

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

ORAL COMMUNICATIONS

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

CLOSED SESSION

1. **CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)**

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

ADJOURNMENT



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 29, 2025

REGULAR SESSION

5:00 PM

MOMENT OF REFLECTION

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FLAG SALUTE

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

CALL TO ORDER

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

ORAL COMMUNICATIONS

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CONSENT CALENDAR

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

- 1. AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)**
- 2. APPROVAL OF MINUTES: Regular Meeting Minutes of January 8, 2025 and January 15, 2025**
- 3. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 29, 2025

4. ANNUAL STATE MANDATED INSPECTION COMPLIANCE REPORT

Request the City Council adopt Resolution No. 2025-01 acknowledging the Fire Department's report of compliance with annual State mandated inspections. The Report indicates the Escondido Fire Department has conducted 100 percent (100%) of Educational Group E occupancies and 100 percent (100%) of Residential Group R occupancies as required by state law.

Staff Recommendation: Approval (Fire Department: John Tenger, Fire Chief)

Presenter: LaVona Koretke, Deputy Fire Marshal

a) Resolution No. 2025-01

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

Request the City Council adopt Resolution No. 2025-06, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. The Resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property.

Staff Recommendation: Approval (Utilities Department: Angela Morrow, Director of Utilities)

Presenter: Stephanie Roman, Assistant Director of Utilities, Construction & Engineering

a) Resolution No. 2025-06

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

6. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ESTABLISHING SHORT-TERM RENTAL REGULATIONS AND TRANSIENT OCCUPANCY TAX PROVISIONS FOR THE COLLECTION OF SHORT-TERM RENTAL REVENUE

Approved on December 4, 2024 with a vote count of 4/1 (Martinez: No)

a) Ordinance No. 2024-07R (Second Reading and Adoption)



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 29, 2025

WORKSHOP

7. CITYWIDE ENERGY ROADMAP – CLIMATEC INFORMATIONAL ITEM

Request the City Council receive a presentation on the Citywide Energy Roadmap.

Staff Recommendation: None (Development Services Department: Christopher McKinney, Deputy City Manager)

Presenters: Christopher W. McKinney, Deputy City Manager; Ashley Lough & Tyler Girtman, Climatec Energy Services

8. GENERAL PLAN WORKSHOP

Request the City Council receive a presentation on the General Plan.

Staff Recommendation: None (Development Services Department: Christopher McKinney, Deputy City Manager)

Presenter: Veronica Morones, City Planner

FUTURE AGENDA

9. FUTURE AGENDA

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

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

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, www.escondido.gov.

ORAL COMMUNICATIONS

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



CITY *of* ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JANUARY 29, 2025

ADJOURNMENT

UPCOMING MEETING SCHEDULE

Wednesday, February 12, 2025 4:00 & 5:00 PM Closed Session, Regular Meeting, *Council Chambers*
Wednesday, February 19, 2025 4:00 & 5:00 PM Closed Session, Regular Meeting, *Council Chambers*

SUCCESSOR AGENCY

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



A F F I D A V I T S
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P O S T I N G – N O N E



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

CLOSED SESSION
4:00 PM

CALL TO ORDER

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

ORAL COMMUNICATIONS

None

CLOSED SESSION

- I. **CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6)**
 - a. Agency Representative: Sean McGlynn, City Manager, or designee Employee Organization: Police Officers' Association Sworn Personnel Bargaining Unit
 - b. Agency Representative: Sean McGlynn, City Manager, or designee Employee Organization: Firefighters Association Safety and Non-Safety Bargaining Unit
- II. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8)**
 - a. Property: 340 N. Escondido Blvd., Escondido (California Center for the Arts, Escondido)
 - b. Agency Negotiator: Sean McGlynn, City Manager, or designees
 - c. Negotiating Party: California Center for the Arts, Escondido, Foundation
 - d. Under Negotiation: Terms of Lease or Management Agreement



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

ADJOURNMENT

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

MAYOR

CITY CLERK



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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FLAG SALUTE

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CALL TO ORDER

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

CLOSED SESSION REPORT

ORAL COMMUNICATIONS

Shasta Gaghen – Expressed concern regarding fireworks in Escondido.

Leila Sackfield – Expressed gratitude for the City Council and encouraged them to make wise decisions in 2025.

Juliana Carson – Expressed support for the California Center for the Arts Escondido.

CONSENT CALENDAR

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

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



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

2. APPROVAL OF WARRANT REGISTER (COUNCIL)

Request approval for City Council and Housing Successor Agency warrant numbers:

- 389572 – 389730 dated December 04, 2024
- 389731 – 389972 dated December 11, 2024
- 389973 – 390298 dated December 18, 2024

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

ESSENTIAL SERVICE – Yes, Internal requirement per Municipal Code Section 10-49

3. APPROVAL OF MINUTES: None

4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

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

Request the City Council adopt Resolution No. 2025-03, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. (File Number 1330-85)

Staff Recommendation: Approval (Utilities: Angela Morrow, Director of Utilities)

Presenter: Kyle Morgan, Assistant Director of Utilities, Wastewater

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

COUNCIL PRIORITY – Improve Public Safety

a) Resolution No. 2025-03

6. FIRST AMENDMENT TO THE CONSULTING AGREEMENT FOR ADMINISTRATION SERVICES FOR TRANSACTION AND USE TAX

Request the City Council adopt Resolution No. 2025-04, authorizing the Mayor to execute a first amendment to the Consulting Agreement with Hinderliter, DeLlomas & Associates (“HdL”) for administrative and audit services for Ordinance No. 2024-08 establishing the local one-cent general transaction use (sales) tax. (File Number 0600-10; A-3522-1)

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

Presenter: Christina Holmes, Director of Finance



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

ESSENTIAL SERVICE – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Space

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

a) Resolution No. 2025-04

CURRENT BUSINESS

7. ANNUAL UPDATE ON MOBILEHOME PARK RENT CONTROL REPORTING

Request the City Council receive and file the Annual Update on Mobilehome Park Rent Control Reporting. (File Number 0697-20)

Staff Recommendation: Receive and File (Development Services: Danielle Lopez, Housing and Neighborhood Services Manager)

Presenter: Carlos Cervantes, Management Analyst; Danielle Lopez, Housing and Neighborhood Services Manager

ESSENTIAL SERVICE – No

Item moved to February 19, 2025

8. CONVERT AD-HOC SUBCOMMITTEE ON HOMELESSNESS TO A STANDING SUBCOMMITTEE

Request the City Council convert the Ad-Hoc Subcommittee on Homelessness to a Standing Subcommittee. (File Number 0610-55)

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

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

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



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

FUTURE AGENDA

9. **FUTURE AGENDA**

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

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

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, www.escondido.gov.

ORAL COMMUNICATIONS

None

ADJOURNMENT

Mayor White adjourned the meeting at 5:32 p.m.

MAYOR

CITY CLERK



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

CLOSED SESSION
4:30 PM

CALL TO ORDER

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

ORAL COMMUNICATIONS

None

CLOSED SESSION

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

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

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

- a. Property: 340 N. Escondido Blvd., Escondido (California Center for the Arts, Escondido)
Agency Negotiator: Sean McGlynn, City Manager, or designees
Negotiating Party: California Center for the Arts, Escondido, Foundation
Under Negotiation: Terms of Lease or Management Agreement
- b. Property: 272 E. Via Rancho Pkwy, Escondido
City Negotiators: Sean McGlynn, City Manager, or designees
Negotiating Parties: Costco Wholesale Corporation
Under Negotiation: Price and Terms of Potential Ground Lease and REA
- c. Property: APN 2710301200 (Kit Carson Park)
Agency Negotiators: Sean McGlynn, City Manager, or designees



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Negotiating Parties: The Rinks Foundation
Under Negotiation: Price and Terms of Potential Ground Lease

ADJOURNMENT

Mayor White adjourned the meeting at 4:45 p.m.

MAYOR

CITY CLERK



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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FLAG SALUTE

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CALL TO ORDER

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

PRESENTATIONS

Certificates of Recognition: Ups-N-Downtown Escondido Roller Rink Community Volunteers

CLOSED SESSION REPORT

ORAL COMMUNICATIONS

Jim Stone – Expressed concern over the CCAE RFP.

Becky Rapp – Expressed opposition to legalizing cannabis in Escondido.

CONSENT CALENDAR

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

1. AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)
2. APPROVAL OF WARRANT REGISTER (COUNCIL)



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Request approval for City Council and Housing Successor Agency warrant numbers:

- 390299 – 390307 dated December 30, 2024

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

ESSENTIAL SERVICE – Yes, Internal requirement per Municipal Code Section 10-49

3. APPROVAL OF MINUTES: Regular Meeting Minutes of December 11, 2024 and Special Meeting Minutes of December 16, 2024

4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

PUBLIC HEARINGS

5. INTERFAITH COMMUNITY SERVICES CONDITIONAL USE PERMIT MODIFICATION (CITY INITIATED) – PL24-0357

Request the City Council Adopt Resolution No. 2025-02 modifying previously approved Conditional Use Permits (CUP) that permit for transitional housing, emergency shelter, withdrawal management services, and administrative and ancillary uses associated with such social services. The CUP modification would consolidate and clarify conditions of approval associated with the existing uses, and result in minor changes to existing operations that seek to abate public nuisance concerns. (File Number 0810-15)

Staff Recommendation: Approval (Development Services Development: Christopher McKinney, Escondido Police Department: Erik Witholt)

Presenter: Veronica Morones, City Planner

ESSENTIAL SERVICE – (Yes) Keep City Clean for Public Health and Safety; Land Use/Development

COUNCIL PRIORITY – Improve Public Safety

a) Resolution No. 2025-02

Kadri Webb – Expressed support for Interfaith Community Services

Kay Guy – Expressed support for Interfaith Community Services

Leila Sackfield – Expressed support for Interfaith Community Services



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Motion to approve staff recommendation, including the Section E-2 language pertaining to Seasonal Meal Service; permitting sack lunch distribution during the morning meal service with an Interfaith Community Services marking on the bag: White; Second: Fitzgerald; Approved: 5-0

CURRENT BUSINESS

6. MEASURE I CITIZENS' OVERSIGHT COMMITTEE INTERVIEWS AND APPOINTMENTS

Request the City Council conduct interviews of applicants to serve on the Measure I Citizens' Oversight Committee for the following seats: Business Organization Representative, At-Large and Alternate; discuss and consider applicant qualifications, and appoint candidates to fill the respective seats. (File Number 0120-15)

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

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

Interviews were conducted and the appointment decision was postponed to a later date.

FUTURE AGENDA

7. FUTURE AGENDA

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

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S WEEKLY ACTIVITY REPORT



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City’s website, www.escondido.gov.

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor White adjourned the meeting at 7:48 p.m.

MAYOR

CITY CLERK



STAFF REPORT

SUBJECT

WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –

ANALYSIS

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

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

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

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

RECOMMENDATION

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

Respectfully Submitted,

Zack Beck
City Clerk



STAFF REPORT

January 29, 2025
File Number 0320-10

SUBJECT

ANNUAL STATE MANDATED INSPECTION COMPLIANCE REPORT

DEPARTMENT

Fire

RECOMMENDATION

Request the City Council adopt Resolution No. 2025-01 acknowledging the Fire Department's report of compliance with annual State mandated inspections. The Report indicates the Escondido Fire Department has conducted 100 percent (100%) of Educational Group E occupancies and 100 percent (100%) of Residential Group R occupancies as required by state law.

Staff Recommendation: Approval (Fire: John Tenger, Fire Chief)

Presenter: LaVona Koretke, Deputy Fire Marshal

ESSENTIAL SERVICE – Yes, internal requirement in support of fire services

COUNCIL PRIORITY –Improve Public Safety

FISCAL ANALYSIS

There is no fiscal impact.

PREVIOUS ACTION

Resolution No. 2024-11, acknowledging receipt of the annual State mandated inspection compliance report from the Escondido Fire Department, was approved February 21, 2024.

BACKGROUND

California law requires that certain structures be inspected on a regular basis. Public or private schools, which are used by more than six persons, ("Educational Group E occupancies") and specified structures used for housing, such as hotels, motels, lodging houses, residential care facilities, and apartment houses ("Residential Group R occupancies"), must be inspected for compliance with building standards pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.



CITY of ESCONDIDO

STAFF REPORT

On September 27, 2018, Governor Jerry Brown signed Senate Bill (SB) 1205, which requires fire departments to report annually to their administering authorities that these mandatory inspections have been conducted. SB 1205 was introduced in early 2018 in response to the Oakland Ghost Ship warehouse fire in 2016, which killed 36 people, and reported that many schools and apartment buildings in the Bay Area had not received their annual required fire inspections for many years.

According to the SB 1205's author, State Senator Jerry Hill, the annual report required by SB 1205 serves to "remind" cities to inspect their buildings as required by law to prevent the loss of life and property. SB 1205 requires the administering authority to acknowledge receipt of the report in a resolution or a similar formal document. The intent is to bring to the attention of governing bodies, particularly during the budget process, if there is a lack of compliance with specified mandated annual inspections.

The Escondido Fire Department has a business inspection program that meets the Health and Safety Code requirements for the annual inspection of Educational Group E and the Residential Group R occupancies. Inspections are performed by our Fire Prevention Bureau inspectors and fire engine company personnel. The current staffing level of the Fire Department is currently sufficient to meet the State mandated inspection requirements of SB 1205.

The report of annual State mandated inspections pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code is contained in Exhibit 1 of Resolution No. 2025-01.

RESOLUTIONS

- a) Resolution No. 2025-01
- b) Resolution No. 2025-01—Exhibit "A" — Escondido Fire Department Annual State Mandated Inspection Compliance Report

RESOLUTION NO. 2025-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ACKNOWLEDGING RECEIPT OF THE ANNUAL STATE MANDATED INSPECTION COMPLIANCE REPORT DEVELOPED BY THE ESCONDIDO FIRE DEPARTMENT REGARDING THE REQUIRED INSPECTIONS PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, California Health and Safety Code Section 13146.4 became effective on September 27, 2018; and

WHEREAS, California Health and Safety Code Sections 13146.2 and 13146.3 requires all fire departments, which provide fire protection services, conduct annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards, as provided; and

WHEREAS California Health & Safety Code Section 13146.4 requires all fire departments that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3; and

WHEREAS, the City Council intends this Resolution to fulfill the requirements of the California Health and Safety Code regarding acknowledgment of the Escondido Fire Department’s compliance with California Health and Safety Code Sections 13146.2 and 13146.3[.].

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

1. That the above recitations are true.

2. That the City Council expressly acknowledges the measure of compliance of the Escondido Fire Department with California Health and Safety Code Sections 13146.2 and 13146.3 in the area encompassed by the City of Escondido, as detailed in Exhibit "A", which is attached to this Resolution and incorporated by this reference.

3. That the City Council approves Resolution No. 2025-01.

Escondido Fire Department Annual State Mandated Inspection Compliance Report

A. EDUCATIONAL GROUP E OCCUPANCIES:

Educational Group E occupancies are generally those public and private schools, used by more than six persons at any one time for educational purposes through the 12th grade. Within the City of Escondido, there lie 81 Group E occupancies, buildings, structures and/or facilities.

From January 1, 2024, to December 31, 2024, the Escondido Fire Department completed 81 annual inspections for the Group E occupancies, buildings, structures and/or facilities. This is a compliance rate of 100 percent for this reporting period.

B. RESIDENTIAL GROUP R OCCUPANCIES:

Residential Group R occupancies, for the purposes of this Resolution, are generally those occupancies containing sleeping units, and include hotels, motels, apartments (three units or more), etc., as well as other residential occupancies (including a number of residential care facilities). These residential care facilities have a number of different sub-classifications, and they may contain residents or clients that have a range of needs, including those related to custodial care, mobility impairments, cognitive disabilities, etc. The residents may also be non-ambulatory or bedridden. Within the City of Escondido, there lie 542 Group R (and their associated sub-categories) occupancies of this nature.

From January 1, 2024, to December 31, 2024, the Escondido Fire Department completed 542 annual inspections for the Group R occupancies, buildings, structures and/or facilities. This is a compliance rate of 100 percent for this reporting period.



STAFF REPORT

January 29, 2025
File Number 1330-85

SUBJECT

CONTINUING THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

DEPARTMENT

Utilities Department

RECOMMENDATION

Request the City Council adopt Resolution No. 2025-06, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. The Resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property.

Staff Recommendation: Approval (Utilities: Angela Morrow, Director of Utilities)

Presenter: Stephanie Roman, Assistant Director of Utilities, Construction & Engineering

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

COUNCIL PRIORITY –Improve Public Safety

FISCAL ANALYSIS

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

PREVIOUS ACTION

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

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

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



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

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

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

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

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

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

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

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

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

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

BACKGROUND

The City’s trunk sewer mains, constructed in the 1950’s, are a critical and integral part of the City’s wastewater system. In June 2024, during routine closed-circuit television inspection, Utilities Staff identified multiple failed and severely deteriorated sections of 18-inch and 21-inch trunk sewer main. In order to act quickly to avoid catastrophic failure, a local emergency was proclaimed on June 20, 2024, by



CITY of ESCONDIDO

STAFF REPORT

the City Manager, serving as the Director of Emergency Services. This allowed staff to work directly with contractors to address the necessary repairs to the failing trunk sewer main.

The current and continuing scope of work includes two sections of severely deteriorated trunk sewer main that are in critical condition. These sections are shown in **Figure 1** below and defined as follows:

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

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

Figure 1



Section 1 emergency repair work began on August 7, 2024, and is anticipated to be complete by January 31, 2025. J.R. Filanc Construction Company (“Filanc”) has completed the installation of all 300 linear feet of pipe. Remaining work to be completed is the final grinding and paving of Ash Street, as well as the seal coat to the Firestone parking lot, and final striping of Ash Street.

Utilities Staff continues communication and coordination with Caltrans to ensure compliance with the Project’s Caltrans encroachment permit. Traffic control message boards indicating Ash Street closure and restricted working hours remain in place at the work site.



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Section 2 emergency repair work began on July 25, 2024, and is anticipated to be complete by July 31, 2025. The contractor, CCL Contracting, Inc. (“CCL”), has installed approximately 2,520 linear feet of pipe, from Grape Day Park to Juniper Street, within Pennsylvania Avenue; and north within Hickory Street from the intersection of Pennsylvania Avenue and Hickory Street to just south of the intersection of Hickory Street and Lansing Circle. Additional work over the last several weeks includes: installation of the new 24” trunk sewer pipeline, reconnection of sewer laterals, construction of new manholes, and installation of a temporary bypass pumping system with associated above grade highline between Grape Street and Hickory Street, along the Escondido Creek access road. Section 2 trunk main installation work continues in Hickory Street, from just south of the intersection of Hickory Street and Lansing Circle, easterly through the north driveway of Westmont Assisted Living senior community. Electronic message boards updating the community are in place, where appropriate, throughout the construction project site and will remain through the duration of work.

Utilities Staff continues to communicate and coordinate with affected businesses within the construction zones of influence, as well as other City Departments regarding current and upcoming construction, including the upcoming closure of Ash Road for final improvements, the Grand Avenue Corridor Project, the Grape Day Park Restroom Project, and the Escondido Creek Trail Project.

RESOLUTIONS

- a) Resolution No. 2025-06

RESOLUTION NO. 2025-06

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

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

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

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

WHEREAS, pursuant to the approval of Resolution No. 2024-86 on June 26, 2024, ratifying Proclamation No. 2024-02; Resolution No. 2024-94 on July 10, 2024; Resolution No. 2024-103 on July 17, 2024; Resolution No. 2024-106 on August 7, 2024; Resolution No. 2024-117 on August 28, 2024; Resolution No. 2024-131 on September 11, 2024; Resolution No. 2024-141 on October 2, 2024; Resolution No. 2024-146 on October 23, 2024; Resolution No. 2024-162 on November 20, 2024; Resolution 2024-178 on December 4, 2024; and Resolution No. 2025-03 on January 8, 2025, the City Council previously found that the failing trunk sewer risk constitutes an emergency and found it appropriate for Utilities staff to proceed to contract services without adopting plans, specifications, working details, or giving notice of bids to award contracts; and

WHEREAS, on August 7, 2024, City Council approved a budget adjustment in the amount of twelve million, thirty-six thousand, two-hundred twenty-five dollars (\$12,036,225) to fund the emergency repair

of the failing trunk sewer main, consisting of \$7,036,225 from the unallocated Wastewater Reserves and \$5,000,000 from Capital Improvement Project No. 801508, Recycled Easterly Ag MFRO; and

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

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

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

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to continue the emergency action.

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

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

ORDINANCE NO. 2024-07R

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ESTABLISHING SHORT-TERM RENTAL REGULATIONS AND TRANSIENT OCCUPANCY TAX PROVISIONS FOR THE COLLECTION OF SHORT-TERM RENTAL REVENUE

WHEREAS, the City of Escondido (“City”) has experienced an increase in the number of residential properties being used as short-term rentals; and

WHEREAS, short-term rentals properties and units are not explicitly addressed or regulated in the Escondido Municipal Code; and

WHEREAS, the City is informed and believes there are approximately 181 registered short-term rentals in the City’s jurisdiction; and

WHEREAS, the City has received complaints related to the operation of short-term rentals in residential neighborhoods, including complaints concerning excessive occupants, noise, reduction of street parking, and increased trash; and

WHEREAS, City staff desires to minimize the adverse impacts short-term rentals may have on surrounding residential properties and neighborhoods through the implementation of a program of administration and enforcement; and

WHEREAS, in September 2022, City staff was directed to go out to bid through a request for proposal and selected Granicus, LLC to help assess the current market and create a municipal code related to short-term rentals; and

A COMPLETE COPY OF THIS ORDINANCE IS ON FILE IN THE OFFICE OF THE CITY CLERK FOR YOUR REVIEW.



STAFF REPORT

January 29, 2025
File Number 0150-55

SUBJECT

CITYWIDE ENERGY ROADMAP – CLIMATEC INFORMATIONAL ITEM

DEPARTMENT

City Manager

RECOMMENDATION

There is no recommendation at this time.

Presenters: Christopher W. McKinney, Deputy City Manager; Ashley Lough & Tyler Girtman, Climatec Energy Services

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

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

FISCAL ANALYSIS

None at this time

PREVIOUS ACTION

In March 2024, the City awarded an RFP to Climatec to design and implement a Citywide Energy Roadmap.

BACKGROUND

The City currently spends over \$12 Million in utilities to operate their facilities and utility enterprise funds, of which nearly \$9 Million are SDG&E expenditures. Along with having the highest utility rates in the country, this year SDG&E has increased rates by double-digits again contributing to an overall rate increase of 41 percent (41%) in the last 5 years. With the anticipated budget tightening by the State for fiscal year '24-25, solutions to mitigate rising utility and operational costs have become even more critical for budget stability, making this project timely.

In alignment with City Council priorities to further stabilize the general and enterprise funds, improve public safety, increase retention and attraction of people and businesses to Escondido, and encourage housing development, Staff seeks to modernize failing and inefficient energy infrastructure. Nearly all



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STAFF REPORT

Essential Services throughout the City are negatively impacted by energy infrastructure that is past useful life, inefficient for utilities and operations, costly to maintain, and/or incompliant with state mandates.

To strategically address these challenges, City staff and administration would like to further modernize our critical infrastructure needs, reduce operational costs, provide power resiliency, and address sustainability goals in a more comprehensive and strategic approach. Additionally, this strategy, utilized through a design-build approach, will protect the City from construction cost increases and change orders that it would otherwise be exposed to due to challenging construction market conditions

To that end, in March 2024, the City awarded an RFP to Climatec to design and implement a Citywide Energy Roadmap including comprehensive energy efficiency improvements, renewable energy measures, and development of funding plan. To-date Climatec has conducted the following steps in collaboration with staff from multiple departments:

- Developed Utility Baseline & Analysis
- Conducted Staff Interviews
- Developed a Feasibility Assessment
- Conducted Engineering Site Assessments
- Discussed & verified preliminary scope and funding options

At the City Council meeting on January 29, 2025, the public and the City Council will have an opportunity to hear more about the City-wide Energy Roadmap, our critical infrastructure needs, sustainability & financial benefits and funding options.

RESOLUTIONS

None at this time.



January 29, 2025

Item No. 8: GENERAL PLAN WORKSHOP -

- **No materials available. Presentation and Council discussion only.**

KEY-

CONSENT CALENDAR CURRENT BUSINESS

PUBLIC HEARING WORKSHOP PROCLAMATION

Item9.



CITY of ESCONDIDO

FUTURE AGENDA

2/5/2025 - NO MEETING - CMO CONFERENCE

2/12/2025 - COUNCIL VISION WORKSHOP

CONSENT CALENDAR - (D. SHULTZ) - TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED DECEMBER 31, 2024

CONSENT CALENDAR - (C. MCKINNEY) - AWARD CONSULTING SERVICES AGREEMENT TO DUDEK FOR THE URBAN FORESTRY MANAGEMENT PLAN AND

CONSENT CALENDAR - (C. MCKINNEY) - FOXLEY DRIVE ACCEPTANCE OF THE PREVIOUSLY OFFERED ROW DEDICATION

PUBLIC HEARING - (C. MCKINNEY) - 2024 OMNIBUS ZONING CODE AMENDMENT - It is requested that the City Council review and adopt/approve the 2024

2/19/2025

CONSENT CALENDAR - (C. HOLMES) - FY24/25 MID-YEAR FINANCIAL UPDATE

CONSENT CALENDAR - (M. MCGUINNESS) - PROPERTY EASEMENT

CURRENT BUSINESS - (J. SCHOENECK) - COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) WORKPLAN UPDATE

CURRENT BUSINESS - (D. WHITE / C. GARCIA) – ANNUAL UPDATE ON MOBILEHOME PARK RENT CONTROL REPORTING - Request the City Council receive and file the Annual Update on Mobilehome Park Rent Control Reporting.