

“Side by side” Comparison of Existing (adopted) and Draft (proposed) General Plan Goals and Policies.

The General Plan is a statement of long-range public policy to guide the use of private and public lands within the community. The goals and policies are intended to become the foundation for decisions by elected and appointed officials. Most of the current General Plan goals and policies have not changed since their original adoption 21 years ago. As part of the General Plan Update staff is reviewing and evaluating each policy for its appropriateness and consistency with state law, changed conditions, contemporary trends, community vision, and City Council direction.

All policies are proposed to be formatted as “action statements” which is a common style in modernized General Plans. In addition, the list of 11 General Plan Goals are proposed to be expanded to complement the scope of policies included in the Plan. The following matrix compares the current wording of the General Plan policies with the proposed policy text, and comments discussing proposed changes. In general, the changes can be summarized as follows:

Restructured Policies:

Several policies, including the General Plan Land Use Policies are proposed to be restructured as a table (see attached Figure II-6). No changes are proposed that would change the definition of existing residential land uses. *New* General Plan Land Use categories and Overlays include:

1. *Urban V* Residential designation (up to 45 units per acre) is proposed for areas between Escondido Boulevard, Centre City Parkway, Sixth Avenue and Felicita Avenue (currently designated Urban IV (up to 24 units per acre);
2. *Planned Office* designation is proposed at the I-15 / Felicita Road interchange for up-scale office development to enhance employment opportunities;
3. *Tribal Land* designation is proposed for federally recognized Native American Tribal land;
4. *Public Facility Overlay* is proposed for single-use properties to identify individual public facilities such as fire stations, treatment plants, public school sites, etc.; and,
5. *Mixed Use Overlay* is proposed for nodes along Escondido Boulevard and East Valley Parkway that would accommodate employment/residential smart growth development opportunities in conjunction with their underlying General Plan designations.

Edited Policies:

Policies proposed for editing typically reflect conditions that have changed since the last General Plan update, such as reference to a previously vacant site that is now developed, or a policy calling for an ordinance or other action that has since been implemented.

Additional Policies:

Additional policies are proposed throughout the text that do not currently exist and reflect new legislation, community vision, trends in planning, and City Council direction.

Deleted Policies:

Policies are proposed for deletions that are out-of-date, no longer practiced, or unable or inappropriate to be implemented based on changed conditions, legislation or circumstances. Other policies proposed for deletion are because the language has been consolidated in another policy. A comment is provided for every policy proposed for deleting explaining the rationale.

Existing General Plan Goals:

- GOAL 1: Plan for Quality, Managed Growth
- GOAL 2: Improve Circulation and Safety for Vehicles And Pedestrians
- GOAL 3: Preserve and Enhance Existing Neighborhoods
- GOAL 4: Provide a Range Of Housing Opportunities for All Income Groups
- GOAL 5: Encourage more high quality industrial, retail, manufacturing and service-oriented businesses that create and maintain a strong economic base and provide an environment for the full employment of a diverse set of skills.
- GOAL 6: Create a Viable Urban Downtown
- GOAL 7: Create an Aesthetically Pleasing and Culturally Diverse Community
- GOAL 8: Preserve Escondido's Natural and Scenic Resources
- GOAL 9: Support Agriculture While Planning for Possible Land Transition to Urban Uses
- GOAL 10: Provide Continued Community and Social Services for a High Quality of Life
- GOAL 11: Provide a Safe and healthy Environment for All Escondido Residents

DRAFT General Plan Goals:

DRAFT LAND USE GOALS:

- GOAL 1: A community composed of distinct residential neighborhoods, business districts, and employment centers, whose urban form reflects the natural environmental setting.
- GOAL 2: Regulations that clearly and effectively implement land use development goals and objectives.
- GOAL 3: Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs.
- GOAL 4: Residential neighborhoods that are well-maintained, endure, and continue to be great places to live for multiple generations.
- GOAL 5: Clustering of single family residential units to maintain site topography, protect natural resources, and avoid hazards.
- GOAL 6: Large scale, multi-use projects that are designed to create distinct districts that complement the existing community and urban form.
- GOAL 7: Districts containing a mix of uses enabling residents to live close to their jobs, places to shop, entertainment, and recreation, which reduce the need to use the automobile and promote walking and healthy lifestyles.
- GOAL 8: A diversity of economically prosperous and well-designed commercial districts providing a choice of uses for Escondido's residents and visitors.
- GOAL 9: A diversity of office uses enabling residents to live and work in Escondido and attain good wages.

- GOAL10: A variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.
- GOAL 11: Large-scale, multi-use projects that create a sense of distinct identity, provide amenities, and are cohesively and comprehensively developed.
- GOAL 12: Open space lands that provide an attractive environmental setting for Escondido, visual relief from development, protect the viability of natural resources and habitat, offer recreational opportunities for residents and visitors, and protect the public from the risks of natural hazards.
- GOAL 13: Adequate and accessible civic, utility, institutional, educational, cultural, and service uses supporting the needs of Escondido's residents and businesses.
- GOAL 14: Recognition of the jurisdictional authority of local Native American Tribes.
- GOAL 15: Shared public and private commitments for large scale, multi-year, and multi-use projects to assure conformance with community development objectives.
- GOAL 16: Annexation of properties for the provision of municipal services, without placing an undue financial burden on the city whose development shall complement and be compatible with adjoining areas.
- GOAL 17: A dynamic General Plan that is responsive to community values, visions, needs, economic conditions, resource availability, and state and federal legislation.
- GOAL 18: Environmental quality regulations that preserve and protect Escondido's unique environment and mitigates for impacts associated with development in the Planning Area.

DRAFT MOBILITY AND INFRASTRUCTURE GOALS:

- GOAL 1 An accessible, safe, convenient, and integrated multi-modal network that connects all users and moves goods and people within the community and region efficiently.
- GOAL 2: Adequate and sustainable infrastructure and water supply to serve a community that values and conserves water.
- GOAL 3: Provision of adequate and sustainable wastewater infrastructure to serve residents, businesses and property
- GOAL 4: Provision of adequate and sustainable infra-structure that is environmentally sensitive to serve residents, businesses, and property.
- GOAL 5: Reduction in the generation and disposal of solid waste.
- GOAL 6: An increased use of renewable energy sources, and improved energy conservation and efficiency.
- GOAL 7: Quality communication systems that enhance economic viability, governmental efficiency, and equitable access for all.

DRAFT COMMUNITY PROTECTION GOALS:

- GOAL 1: A prepared and responsive community in the event of disasters and emergencies.
- GOAL 2: Protection of life and property through adequate fire protection and emergency medical services.
- GOAL 3: Protection of life and property, and enforcement of law that enhances personal safety in the community.
- GOAL 4: A safe and healthy environment through an aggressive code enforcement program.
- GOAL 5: Protection of the community from excessive noise exposure.
- GOAL 6: A safe community that is protected from potential flood hazards.

- GOAL 7: Minimization of adverse effects to residents, property, and critical facilities caused by geologic and seismic hazards.
- GOAL 8: A safe and healthy community and environment that is protected from the use, storage, and transport of hazardous materials.

DRAFT RESOURCE CONSERVATION GOALS:

- GOAL 1: Preservation and enhancement of Escondido's open spaces and significant biological resources as components of a sustainable community.
- GOAL 2: A network of trails that connect the community and provide opportunities for recreation and alternative transportation use.
- GOAL 3: Preservation of significant visual resources such as ridgelines, hillsides, and viewsheds that serve as a scenic amenity and contribute to the quality of life for residents.
- GOAL 4: Preservation of agricultural resources and continuation of agricultural production in appropriate areas within Escondido.
- GOAL 5: Preservation and protection of the City's surface water and groundwater quality and resources.
- GOAL 6: Improved air quality in the City and the region to maintain the community's health and reduce greenhouse gas emissions that contribute to climate change.
- GOAL 7: Preservation of the City's important cultural and paleontological resources that contribute to the unique identity and character of Escondido.

DRAFT COMMUNITY HEALTH AND SERVICES:

- GOAL 1: A healthy and livable Escondido complete with adequate and convenient access to community services and fresh food for all residents.
- GOAL 2: A complete system of park and recreational facilities and programs to serve all users.
- GOAL 3: An educated and informed citizenry through life-long learning opportunities and dissemination of information.
- GOAL 4: Enhanced quality of life for all residents through the cultural arts.
- GOAL 5: An educated and informed citizenry through quality education and lifelong learning opportunities.
- GOAL 6: An engaged and informed citizenry with influence on policies and decisions at the local, state, and federal levels.
- GOAL 7: Convenient and accessible childcare facilities for all residents.
- GOAL 8: Adequate facilities and accessible services for older adults, disabled, and disadvantaged persons, whose needs are met.

DRAFT ECONOMIC PROSPERITY GOALS:

- GOAL 1: High quality, diversified, and employee-intensive, industrial, retail, technology, manufacturing and service-oriented businesses that create and sustain a strong economic base and provide opportunities for the full employment of a diverse set of skills.
- GOAL 2: A range and balance of job and housing opportunities for all residents.
- GOAL 3: Economically viable incubators and small businesses that offer the opportunity for long-term diversification and growth.
- GOAL 4: Businesses offering cutting-edge technology that enable Escondido to maintain a competitive position in attracting quality jobs and revenue.

- GOAL 5: Viable tourist, recreation, and arts/cultural-based businesses.
- GOAL 6: Vigorous and economically prosperous commercial and business districts.
- GOAL 7: Distinct identities for the City and its centers, districts, and neighborhoods.
- GOAL 8: A sustainable economy and businesses.
- GOAL 9: Adequate infrastructure to support and maintain the economic vitality of Escondido's businesses.
- GOAL 10: An educated and skilled workforce.
- GOAL 11: Responsive and accessible governmental leadership that supports a vigorous local economy.
- GOAL 12: An up-to-date database to enable the City to respond to evolving market demands and opportunities.

DRAFT GROWTH MANAGEMENT GOALS:

- GOAL 1: Quality, managed, and sustainable growth that maintains and provides adequate public facilities for existing and future development.
- GOAL 2: Predictable and fair implementation of the General Plan.

DRAFT HOUSING GOALS:

- GOAL 1: Plan for quality, managed, and sustainable growth.
- GOAL 2: Provide a range of housing opportunities for all income groups and households with special needs
- GOAL 3: Enhance the quality of the city's housing stock and preserve the integrity of neighborhood character.

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Chapter: Land Use (Policies Regarding Land Use)		
<p>Land Use Policy A1.1: New development should serve to reinforce the City’s present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals. (Amendment to this policy is subject to voter approval.)</p>	<p>Community Character Policy 1.1 Reinforce the city’s present development pattern of higher intensity development within the established urban core surrounded by lower intensity development in outlying areas.</p> <p>Community Character Policy 1.2 Require that the densities and intensities for new development be based on their compatibility with the majority of the existing surrounding land uses and achieve effective transitions that avoid abrupt changes in scale and intensity.</p>	<p>Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-</p>
<p>Land Use Policy A1.2: The City should maintain its single-family residential development pattern, except in locations such as the downtown, along major transportation corridors, and around commercial and public activity centers, where higher densities are more appropriate. (Amendment to this policy is subject to voter approval.)</p>	<p>Community Character Policy 1.5 Maintain Escondido’s single-family residential character, except in areas designated for multi-family, mixed use, and / or higher intensity development within downtown, areas along major transportation corridors and transit stations, and around identified commercial and public activity centers.</p>	
<p>Land Use Policy A1.3: Prior to any major extensions of services or utilities to accommodate changes in land use, significant growth-inducing, and environmental implications including significant growth inducing impacts, shall be thoroughly reviewed based upon the Growth Management policies of this document and any necessary mitigation measures implemented. (Amendment to this policy is subject to voter approval.)</p>	<p>Community Character Policy 1.4 Consider the appropriateness of alternative methodologies to define project objectives, determine thresholds of significance, and assess the environmental impacts of projects that further Escondido’s smart growth objectives for downtown infill, mixed-use, pedestrian-oriented, and transit-oriented development, consistent with the requirements of the California Environmental Quality Act (CEQA)</p> <p>General Plan Review and Amendment Policy 17.3 Thoroughly review significant growth inducing and environmental implications based upon the Growth Management policies of the General Plan and implement necessary mitigation measures when considering changes in land use prior to any major extensions of services or utilities.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Land Use Policy A1.4: The boundaries of the Land Use categories depicted on the General Plan are not precise. However, the categories are generally intended to avoid intensification of existing land use or zoning designations where land use compatibility and the objectives of the General Plan are at issue. (Amendment to this policy is subject to voter approval.)</p>	Deleted	Language addressed in Community Character Policy 1.2
	ADDITIONAL COMMUNITY CHARACTER POLICIES:	
	<p>Community Character Policy 1.3 Focus development into areas where land use changes achieve the community's long term goals. Facilitate development that is consistent with the build out vision for each area through incentive programs and efficient administrative and discretionary approval processes for plot plans, Planned Developments, Area Plans, Specific Plans, and zoning Overlays.</p>	
	<p>Community Character Policy 1.6 Maintain a variety of land use categories that provide a range of building densities and intensities to address various site constraints and opportunities and achieve General Plan visions. Proposed development shall not exceed the densities or intensities shown on the Land Use Figure II-6.</p>	
	<p>Community Character Policy 1.7 Incorporate iconic signage, artwork, landscaping and/or architecture characterized as uniquely Escondido at gateway locations to define a sense of entry and strengthen community identity.</p>	
	<p>Community Character Policy 1.9 Require that development in the downtown, at transit stations, and other key districts accommodate a mix and configure uses to promote walkability, bicycling, and transit uses, reducing the need for the automobile.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	Community Character Policy 1.10 Reduce light pollution and preserve views of the night sky through the design and sighting of light fixtures to minimize light spill-over onto adjacent properties.	
	Community Character Policy 1.11 Require new development to avoid the creation of incompatible glare through development design features (e.g., minimizing use of certain types of exterior building materials).	
	Community Character Policy 1.15 Recognize Community Plans approved by the Board of Supervisors within Escondido’s General Planning Area and coordinate land use and design guidelines to minimize impacts in areas where city/county lands transition. Collaborate with annexing property owners to retain desired components of their Community Plans by considering appropriate zoning overlay designations in the event of annexation.	Policy recognizes community planning efforts endorsed by residents in areas within the unincorporated areas of the General Plan
	Community Character Policy 1.16 Notify and coordinate with surrounding property owners and resident groups when conducting land use studies affecting residents of unincorporated communities to include property owners, resident groups, homeowner’s associations, and / or planning advisory groups that make their presence known to the City. Utilize Neighborhood meetings to notify interested parties to gather information and solicit input for recommendation to various decision-makers.	
Land Use Policy B1.1: Residential Density is defined as the maximum number of dwelling units permitted per acre, including streets within the development, excluding all ultimate circulation element street rights-of-way, adjustments for floodways as defined by the Federal Emergency Management Agency (FEMA—see Flooding Map) or the City, slope categories, and other environmental factors as designated in each land use category and/or open space/ conservation element. Building intensity is based upon the number of dwellings per acre permissible in each category subject	Residential Development Policy 3.1 Determine the amount of residential units that may be permitted on a property by multiplying the total site acreage, excluding Circulation Element street rights-of-way, by the applicable density for the land use classification specified by Figure II-6, Area Plan, or Specific Plan, EXCEPT for the following where the amount of permitted development will be reduced: a) Slopes exceeding 35 percent, floodways defined by the	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
to constraints and opportunities provided by all General Plan policies. Limited nonresidential development, such as churches or schools, may occur in residential categories subject to state and local ordinances. (Amendment to this policy is subject to voter approval.)	Federal Emergency Management Agency (FEMA—see Flooding Map), and City-approved environmental habitats and corridors (see Conservation/Open Space Element): Maximum of one dwelling unit per 20 acres, with the units transferred outside of these areas. b) Slopes between 15 and 35 percent: Number of permitted units shall be calculated based on the sliding scale prescribed for applicable base land use classification specified by Figure II-6.	
Land Use Policy B1.2: The maximum development yield for slopes over 35% are established only for the purpose of determining the potential for density transfer as permitted by the General Plan. (Amendment to this policy is subject to voter approval.)	Deleted	Language incorporated into Residential Development Policy 3.1
Land Use Policy B1.3: No development shall be permitted on slopes greater than 35% or in natural 100-year floodways. If approved by the City and other appropriate local, state and federal agencies, an environmental channel may be considered within the floodway. Adequate landscaping, revegetation, flood control measures and usable open space beyond the embankments of the environmental channel shall be provided as determined by the City. (Amendment to this policy is subject to voter approval.)	Community Character Policy 1.12 Prohibit development on slopes greater than 35% and in natural 100-year floodways. Community Character Policy 1.13 Promote the use of environmentally-sensitive features within drainage channels of the floodway if approved by the city and other appropriate local, state and federal agencies. Provide adequate landscaping, re-vegetation, flood control measures and usable open space beyond the embankments of the environmentally sensitive channel as determined by the city.	Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-
Land Use Policy B1.4: Subject to City approval, parcels legally created prior to the adoption of this General Plan and wholly within constrained lands as defined in Land Use Policy B1.3 may be eligible for the development of a single dwelling unit, providing the property meets minimum lot size for the zoning and land use designations. (Amendment to this policy is subject to voter approval.)	Community Character Policy 1.14 Allow development of a single dwelling unit on legally established parcels created prior to the adoption of this General Plan and wholly within environmentally constrained lands subject to city approval.	
Land Use Policy B1.5: The residential land use designation indicates MAXIMUM development yields. To meet General Plan Goals and Objectives, including, but not limited to,	Residential Development Policy 3.3 Determine population density by multiplying the San Diego Association of Governments (SANDAG) projection for the average	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>population goals and environmental considerations, the ACTUAL yield may be considerably less than maximum potentials. Population density can be determined by the San Diego Association of Governments (SANDAG) projection of an average number of residents per dwelling unit by the buildout target year of 2010 and the maximum units per acre allowed by each land use designation. In lower density categories, the number of residents per unit will often exceed three due to relatively large structures. Conversely, in multi-family areas, smaller unit sizes will result in 1-2 persons per unit being commonplace. Further, population and building intensities are estimated in Section “C” of the element. (Amendment to this policy is subject to voter approval.)</p>	<p>number of residents per dwelling unit for the target year of 2035 by the maximum units per acre calculated by the methodology prescribed by Policy 3.1.</p>	
<p>Land Use Policy B1.6: Where slope categories are indicated, the maximum development yield will be determined by the sum of acreages within each slope category. (Amendment to this policy is subject to voter approval.)</p>	<p>Deleted</p>	<p>Language incorporated into Residential Development Policy 3.1</p>
<p>Land Use Policy B1.7: No permits shall be approved for the development of any lot which is not consistent with the density restrictions of the General Plan except for single-family lots which were existing prior to the effective date of the General Plan. Such single-family lots shall comply with all other provisions of the General Plan, including applicable requirements of a Subarea Facilities Plan.</p> <p>Exceptions from density requirements may also be permitted to allow the timely development of lots created by the recordation of a vesting tentative subdivision map subsequent to the effective date of the General Plan providing it conforms with applicable requirements of a Subarea Facilities Plan.</p> <p>Nothing in this General Plan shall prohibit the continued use of legally established mobile home spaces and the possibility of ownership conversion at existing densities legally established under previous ordinances and statutes. Said mobile home spaces shall also be exempt from the clustering provisions discussed in this General Plan. (Amendment to this policy is subject to voter approval.)</p>	<p>Residential Development Policy 3.7 Prohibit development of any lot that is not consistent with the density minimums or maximums of the General Plan except for single-family lots which were legally established prior to the effective date of the General Plan. Such single-family lots shall comply with all other provisions of the General Plan.</p> <p>Deleted</p> <p>Residential Development Policy 3.8 Promote the continued use of legally established mobile home spaces and permit ownership conversion at existing densities legally established under previous ordinances and statutes. Exempt mobile home spaces from the clustering provisions discussed in this General Plan.</p>	<p>Eliminates reference to Subarea Facilities Plan because facilities are currently planned on a city-wide basis</p> <p>Policy was originally crafted to address projects approved prior to the 1990 General Plan adoption and the situation does not apply for the updated Plan</p>

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Land Use Policy B1.8: The development potential on slopes greater than 35% or in natural floodways or in City-approved environmental channels may be transferred to other portions on the site at one dwelling unit per 20 acres in all residential land use categories. (Amendment to this policy is subject to voter approval.)</p>	Deleted	Language incorporated into Residential Development Policy 3.1
	ADDITIONAL RESIDENTIAL POLICIES:	
	<p>Residential Development Policy 3.4 Require that properties in Urban III, IV, and V residential designations be developed at a minimum 70% of their permitted densities in order to promote transit ridership and walking, support nearby commercial establishments, take advantage of infrastructure improvements sized to accommodate their intended intensities, enhance the health of residents.</p>	Policy intended to promote development in areas where city has invested infrastructure based on anticipated development intensity.
	<p>Residential Development Policy 3.5 Establish minimum single family lot sizes as prescribed in Figure II-6 unless the development is clustered in accordance with the cluster provisions.</p>	
	<p>Residential Development Policy 3.9 Require that new residential subdivisions, multi-family projects, and development in Mixed Use Overlay areas be designed in accordance with smart growth principles such as:</p> <ul style="list-style-type: none"> a) Incorporate walkways, shade trees, seating areas and other amenities to create a pleasant waling environment, encourage pedestrian activity, and enhance resident quality of life; b) Include features that promote the use of alternative transportation options; c) Provide opportunities for residents to conduct routine errands close to their residence; d) Maximize connectivity with surrounding uses to become a part of the area rather than an isolated project; 	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	<ul style="list-style-type: none"> e) Incorporate architectural elements or themes from the surrounding neighborhood; and, f) Provide appropriate transitions between land use designations to minimize compatibility conflicts. 	
	Residential Development Policy 3.2 Permit limited non-residential development, such as churches or schools, on properties designated by residential use classifications subject to state and local ordinances.	
Land Use Policy B1.9: Residential categories are established for purposes of providing the City with a range of building intensities to address various site constraints and opportunities. Proposed development shall not exceed the densities shown on the Land Use Plan and outlined in this document as follows:	Deleted	Language incorporated in Community Character Policy 1.6
<p>(a) RURAL. This residential classification is applied to areas that are not intended to receive substantial urban services; that are distant from the developed valley floor; or that are steep (generally over 25% in slope) or contain sensitive natural resources. Development in this classification is primarily detached single-family development on large (over two acres) lots, the size of which shall vary with slope. Water supply may be from individual wells or public water systems. Septic systems may be permitted provided that they meet local health standards and do not adversely affect the groundwater. Two different classes of Rural designations are defined: Rural I and Rural II.</p> <p>(1) Rural I—To promote a rural living environment in areas of agricultural production, rugged terrain, environmentally constrained lands that are remote from urban development.</p> <p>a) The maximum development yield of Rural I lands shall be sensitive to topography and be calculated according to the following slope categories:</p>	The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)	Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>0-25%: 1 dwelling unit per 4 acres 25-35%: 1 dwelling unit per 8 acres 35+%: 1 dwelling unit per 20 acres</p> <p>b) The minimum lot size shall be 4 acres, unless the development is clustered in accordance with the cluster provisions in Chapter VII, Implementation.</p> <p>(2) Rural II—To promote a rural living environment in areas of agricultural production or rugged terrain that are relatively remote urban development.</p> <p>a) The maximum development yield of Rural II lands shall be sensitive to topography and be calculated according to the following slope categories: 0-25%: 1 dwelling unit per 2 acres 25-35%: 1 dwelling unit per 4 acres 35+%: 1 dwelling unit per 20 acres</p> <p>b) The minimum lot size shall be 2 acres, unless the development is clustered in accordance with the cluster provisions in Chapter VII, Implementation.</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>
<p>(b) ESTATE. This residential designation is characterized by detached single-family homes on large lots. This designation is applied to areas that are on the fringe of urban development or in areas that are already characterized by an estate development pattern. Two different classes of the Estate designation are defined: Estate I and Estate II.</p> <p>(1) Estate I—To promote a large lot, single-family development in areas bordering Rural lands. This designation encompasses and permits development at one acre or larger. Public water systems should be required; septic systems may be permitted, provided that they meet local health standards and do not adversely affect the groundwater. This classification is typified by development along Mary Lane, North Broadway and around Felicita Park.</p> <p>a) The maximum development yield of Estate I lands shall be sensitive to topography and be calculated according to the following slope categories:</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>0-15%: 1 dwelling unit per 1 acre 15-25%: 1 dwelling unit per 2 acres 25-35%: 1 dwelling unit per 4 acres 35+%: 1 dwelling unit per 20 acres</p> <p>b) The minimum lot size shall be 40,000 square feet, unless the development is clustered in accordance with the cluster provisions in Chapter VII Implementation.</p> <p>c) If development is clustered, public sewers shall be required.</p> <p>(2) Estate II—To promote single-family urban development on relatively large lots. This designation shall be applied in transitional areas between more intensive urban development and rural areas. Public water and wastewater collection and treatment shall be required in these areas. This classification typified by development at Lomas Serenas, Rancho Verde, and along Citrus Avenue around San Pasqual Valley Road.</p> <p>a) The maximum development yield of Estate II lands shall be sensitive to topography and be calculated according to the following slope categories: 0-25%: 2 dwelling units per 1 acre 25-35%: 1 dwelling unit per 1 acre 35+%: 1 dwelling unit per 20 acres</p> <p>b) The minimum lot size shall be 20,000 square feet, unless the development is clustered in accordance with the cluster provisions in Chapter VII Implementation.</p>		
<p>(c) SUBURBAN. (up to 3.3 dwelling units per acre). This residential classification is characterized by single-family homes. The density is appropriate where the traditional neighborhood character of detached single-family units prevails. This classification is typified by development at Summercreek and areas southeast of Bear Valley Parkway along Citrus Avenue and along the south side of Avenida del Diablo.</p> <p>a) The maximum development yield of Suburban lands shall be sensitive to topography and be calculated according to</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>the following slope categories: 0-25%: 3.3 dwelling units per 1 acre 25-35%: 1.5 dwelling units per 1 acre 35+%:1 dwelling unit per 20 acres</p> <p>b) The minimum lot size shall be 10,000 square feet unless the development is clustered in accordance with the provisions in Chapter VII Implementation.</p>		
<p>(d) URBAN I. (up to 5.5 dwelling units per acre). Detached single-family homes, characteristic of much of Escondido, constitute this medium density category. In addition, mobile homes, patio homes, and zero-lot-line developments are permitted in this category. Typical development at this density is found along Country Club Lane and between Ash and Citrus north of Washington.</p> <p>a) The minimum lot size shall be 6,000 square feet unless the development is clustered in accordance with the provisions in Chapter VII Implementation.</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>
<p>(e) URBAN II. (up to 12.0 dwelling units per gross acre). This residential classification allows a wide range of living accommodations, ranging from conventional single-family units to mobile homes. Building intensity at the lower end of the density range would be appropriate adjacent to lower density residential areas. Housing types at the low end of the density range still would be characterized primarily by detached housing units, patio homes, and zero-lot-line projects. Building intensity at the higher end of the range is more appropriate adjacent to parks and other open spaces, along transit routes and major and secondary thoroughfares, and near recreational activity centers, libraries, shopping centers, and entertainment areas. Development at this level of intensity normally would be semidetached or attached units, and include duplexes, triplexes, and fourplexes.</p> <p>Urban II serves as a buffer between low density residential areas and areas of higher density, commercial activities with</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>greater traffic and noise levels. Typical Urban II development is found on North Broadway between Lincoln and Sheridan Avenues, and Citrus Avenue between Valley Parkway and the Flood Control Channel.</p>		
<p>(f) URBAN III. (up to 18 dwelling units per gross acre). This residential category is typified by low-rise townhouses and apartment buildings. This density is appropriate close to major community facilities and employment opportunities, and along major thoroughfares. This high density residential category should be used as a buffer between commercial activities and lower density residential areas. It should be used generally adjacent to commercial areas. Typical projects at this density can be found near Centre City Parkway at El Norte, east Grand Avenue, and near Washington and Fig.</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>
<p>(g) URBAN IV. (up to 24 dwelling units per gross acre). This residential category is predominantly characterized by apartment buildings about three stories in height. This density is appropriate near community shopping centers and centers of employment to provide potential customers and office employees the opportunity to live near work. Representative development at this density is found south of 9th Avenue west of I15.</p> <p>(Amendment to this policy is subject to voter approval.)</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>
<p>Chapter: Land Use (Policies Regarding Residential Preservation and Development)</p>		
<p>Residential Policy B2.1: Residential neighborhoods shall be protected from the encroachment of incompatible activities or land uses such as heavy service commercial businesses which may have a negative impact on the residential living environment. (Amendment to this policy is subject to voter approval.)</p>	<p>Neighborhood Maintenance & Preservation Policy 4.2 Protect residential neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Residential Policy B2.2: In the design of both Rural designations and of Estate I single-family residential development, consideration should be given to public improvement standards which allow for a more rural environment, such as flexibility in street rights of-way, increased setbacks and pedestrian circulation systems such as trails or paths, provided health and safety is not compromised. (Amendment to this policy is subject to voter approval.)</p>	<p>Neighborhood Maintenance & Preservation Policy 4.4 Establish public improvement standards for the design of development in Rural and Estate I single-family residential areas that allow for a more rural environment, such as flexibility in street rights of-way, increased setbacks, and pedestrian circulation systems such as trails or paths, provided health and safety are not compromised.</p>	
<p>Residential Policy B2.3: Mobile home parks should be given particular attention to ensure that building and safety regulations are continually met and that the mobile home parks are well maintained. Additionally, criteria will be developed to evaluate the conversion of mobile home parks to ownership or alternative uses. (Amendment to this policy is subject to voter approval.)</p>	<p>Neighborhood Maintenance & Preservation Policy 4.5 Monitor mobilehome parks to ensure that building and safety regulations are met and that mobile home parks are well maintained. Apply criteria demonstrating appropriateness for converting mobile home parks to ownership or alternative uses.</p>	
<p>Residential Policy B2.4: A Land Use Area Plan will be developed for the Old Escondido Neighborhood (see map). This area is geographically defined by Escondido Boulevard on the west, Chestnut Street on the east, Fifth Avenue on the north, and Thirteenth Avenue on the south. The neighborhood is predominately characterized by older single-family residential housing stock. The area plan shall address the following objectives:</p> <p>(a) Orientation towards pedestrian activities: The improvement of area streetscapes to provide, at a minimum, street lights and continuous sidewalks.</p> <p>(b) Preservation of the single-family residential character: Introduction of zoning that discourages demolition of single-family dwellings that are subsequently replaced by high density multifamily units.</p> <p>(c) Preservation of historic/cultural resources: Consideration of a conservation district that would provide guidelines for protecting the historical/cultural resources in the area through design and development standards.</p> <p>(d) Integration with Downtown Specific Plan and South Escondido Corridor Area Plan:</p>	<p>Neighborhood Maintenance & Preservation Policy 4.6 Establish Residential Neighborhood Area Plans for the conservation of recognized historic districts containing older single-family housing stock to address the following objectives:</p> <ol style="list-style-type: none"> a) Orienting development towards pedestrian activities, consistent with Smart Growth policies. b) Discouraging demolition of single family dwellings that are subsequently replaced by high density multifamily units. c) Applying design and development standards to protecting and conserve the historical/cultural resources. d) Integrating with and linking to adjacent Area Plans and the Downtown Specific Plan. e) Implementing measures such as overlay zones, design guidelines and incentive programs for housing rehabilitation and preservation. 	<p>Policy edited to allow other neighborhoods to develop Area Plans as appropriate</p>

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Development guidelines that require uses that will complement the two areas that border the neighborhood and provide a transition between the single-family residential core and commercial uses.</p> <p>(e) Implementation measures such as overlay zones, design guidelines and incentive programs for rehabilitation and preservation.</p> <p>(Amendment to this policy is subject to voter approval.)</p>		
<p>Residential Policy B2.5: A Land Use Area Plan will be developed for the residential area between Fifth and Sixteenth Avenues, Centre City Parkway and Escondido Boulevard (see Centre City Residential Area Plan map). The neighborhood is predominately characterized by older single and multifamily housing stock. The area plan shall address the following objectives:</p> <p>(a) Promote a wide range of housing opportunities.</p> <p>(b) Provide adequate infrastructure.</p> <p>(c) Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas.</p> <p>(d) Include strategies for the development of neighborhood parks within the area.</p> <p>(e) Create standards to facilitate the establishment of child care homes and centers.</p> <p>(f) Establish a density range where maximum densities can only be attained through lot consolidation and consistency with the above goals.</p> <p>(Amendment to this policy is subject to voter approval.)</p>	Deleted	<p>Language included in Neighborhood and Maintenance Policy 4.6 as well as General Plan text pertaining to the S. Escondido Boulevard / Centre City Parkway Target Area</p>
<p>Residential Policy B2.6: This 1996 General Plan Policy applies to two properties within the project site. The two properties are Parcel A, which includes approximately 133 acres on the east side of North Broadway between Rincon Avenue and North Avenue, and Parcel B, which includes approximately 33 acres on the west</p>	Deleted	<p>The Brookside development is complete; the General Plan policy is not warranted.</p>

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>side of North Broadway north of Jesmond Dene Road. Two measures apply to these properties:</p> <p>Prior to or concurrent with the development of either property, adequate circulator and drainage improvements on North Broadway from Vista Avenue to Rincon Avenue shall be constructed or secured in accordance with the Quality of Life Standards, City-wide Facilities Plan and Growth Management policies.</p>		
	ADDITIONAL NEIGHBORHOOD MAINTENANCE AND PRESERVATION POLICIES:	
	<p>Neighborhood Maintenance & Preservation Policy 4.1 Utilize code enforcement measures and incentive programs as necessary to promote property maintenance and prevent the deterioration of established housing stock..</p>	
	<p>Neighborhood Maintenance & Preservation Policy 4.3 Integrate pedestrian-friendly features, promote walkability, and work with residents to enhance existing neighborhood character and aesthetics.</p>	
	ADDITIONAL PUBLIC FACILITY OVERLAY POLICIES	
	<p>Open Space Land Use Policy 12.1 Establish the Open Space / Park land use designation to identify city and county properties reserved for active and passive parks, habitat preservation, and public safety purposes as described in Figure II-6.</p>	
	<p>Public Facility Overlay Policy 13.2 Ensure that any proposed land use change in this category shall conform to the underlying land use designation with respect to type of activity and intensity of development.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Public Facility Overlay Policy 13.3 Maintain a buffer zone around the Hale Avenue Resource Recovery Facility (HARRF) and restrict development in order to minimize public exposure to odors and public health risks. Limit the amount of new residential development within this zone and permit non-residential uses that would not adversely impact existing residences. Encourage development to incorporate site planning and architectural layout techniques that minimizes exposure to odors.</p>	
	<p>ADDITIONAL TRIBAL LAND USE POLICIES</p>	
	<p>Tribal Area Land Use Policy 14.1 Establish the Tribal Area land use designation as described in Figure II-6 for federally recognized reservations or Indian Villages and for which the city has no land use authority.</p>	
<p>Chapter: Land Use (Policies Regarding Economic Development and Community Revitalization)</p>		
<p>Economic Policy B3.1: Escondido shall promote its position as an economic center of North San Diego County through policies which sustain, improve and develop its regional and sub-regional commercial shopping centers. Or, work to adaptively reuse over-saturated retail space to a higher and better use.</p>	<p>Marketing and Image Policy 7.1 Promote the identity of Escondido and its key districts through a variety of efforts, including but not limited to, the city’s website, telecasts, social media, newsletter publications, branding/logo development, and image enhancement and marketing programs.</p> <p>Twenty-First Century Industries Policy 4.2 Publicize the economic and social benefits of technology-based industries, emphasizing the health of the Escondido economy, and the community value of well-paying high-benefit industrial employment.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Economic Policy B3.2: The City will encourage a variety of economic activities in Escondido that:</p> <p>(a) diversify and balance the economic base and cushion the City’s economy against a downturn in any one sector and against cyclical fluctuations,</p> <p>(b) provide a broad spectrum of employment opportunities ranging from semi-skilled to high-technology positions,</p> <p>(c) reduce the need for Escondido residents to commute out of the area,</p> <p>(d) improve the City’s fiscal stability,</p> <p>(e) encourage all property development in office, commercial and industrial sectors to enhance overall property values,</p> <p>(f) maintain workable and effective environmental regulations and standards,</p> <p>(g) provide support products and services for local businesses,</p> <p>(h) expand opportunities for arts and artists supporting the City as a cultural destination, and;</p> <p>(i) encourage campus style development where feasible.</p>	<p>Employment Acreage Policy 1.4 Promote quality economic development that fosters job availability, economic revitalization, and tax revenues.</p> <p>Wage and Jobs / Housing Policy 2.4 Provide economic development incentives to businesses that offer high quality job opportunities that result in raising the median income level for Escondido residents</p> <p>Employment Acreage Policy 1.5 Encourage a variety of economic activities in Escondido that:</p> <p>a) Diversifies and balances the economic base and cushions the city’s economy from a downturn in any one sector or cyclical fluctuations,</p> <p>b) Provides a broad spectrum of employment opportunities ranging from semi-skilled to high-technology positions,</p> <p>c) Reduces the need for Escondido residents to commute out of the area for their employment,</p> <p>d) Improves the city’s fiscal stability,</p> <p>e) Enhances overall property values,</p> <p>f) Provides support products and services for local businesses,</p> <p>g) Expands opportunities for arts and artists supporting the city as a cultural destination, and;</p> <p>h) Locates and designs buildings and properties in a campus style environment, where feasible.</p>	
<p>Economic Policy B3.3: The Downtown, East Valley Parkway, Centre City Parkway and Escondido Boulevard commercial areas shall continue to be revitalized by upgrading its appearance and achieving a coordinated land use pattern, including retail, offices, visitor-serving activities, and residential development.</p>	<p>Existing Economic District Policy 6.1 Revitalize the Downtown, East Valley Parkway, Center City Parkway, and Escondido Boulevard commercial areas by upgrading their appearance and achieving a coordinated land use pattern to that includes retail, office, visitor serving, and residential development of appropriate density and intensity.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Economic Policy B3.4 The City shall encourage the appropriate mix of hotel, motel, arts-related and arts-compatible businesses, specialty retail, restaurants and entertainment, family-serving, and visitor-serving uses to accommodate residents, visitors, business, industry and patrons of the Center for the Arts and other cultural venues.</p>	<p>Tourism and Recreation Policy 5.1 Encourage the development of a mix of hotel, motel, arts-related and arts-compatible businesses, specialty retail, restaurants and entertainment, as well as family-serving and visitor-serving uses for residents and visitors.</p>	
<p>Economic Policy B3.5 To attain greater economic stability, the City shall initiate incentive programs, implement policies, and perform regular reviews of fees, for revitalization of its existing industrial and commercial areas, as well as for the purpose of attracting a broad spectrum of new businesses and retaining existing businesses.</p>	<p>Employment Acreage Policy 1.1 Provide sufficient land at a variety of parcel sizes for industrial and commercial uses to sustain a stable economic base.</p> <p>Employment Acreage Policy 1.2 Encourage the preservation and expansion of existing industrial uses in appropriate designated areas that are consistent with the city's vision and goals.</p>	
<p>Economic Policy B3.6 The City shall promote a broad partnership between business, primary, secondary, and collegiate educational institutions, that focuses on raising student performance and promoting continuing education in areas needed to enhance job skill traits to remain competitive in the changing job market.</p>	<p>Strengthening Workforce Qualifications Policy 10.1 Promote partnerships between businesses and educational institutions that promote continuing education and raise student performance to enhance job skills to remain competitive in the changing job market.</p>	
<p>Economic Policy B3.7 The City shall establish criteria defining the type of businesses that should be actively recruited for locating and/or expanding in the community. The criteria should be updated as needed, and incorporate businesses with characteristics that would raise Escondido's median income. Criteria could include but not be limited to:</p> <ul style="list-style-type: none"> (a) wage paid to employees, (b) benefits provided to employees, (c) employee density per acre, (d) skills required for employment, and; (e) full-time and part-time/contract/seasonal employee ratio. 	<p>Wage and Jobs / Housing Policy 2.7 Establish criteria for the types of businesses that should be actively recruited to locate and/or expand in Escondido. These criteria should be monitored and periodically updated to identify evolving markets and businesses that offer the opportunity to raise Escondido's median income. Criteria could include, but not be limited to:</p> <ul style="list-style-type: none"> a) Level or rate of wages paid to employees, b) Benefits provided to employees, c) Employee density per acre, d) Skills required for employment, and; e) Full-time and part-time/contract/seasonal employee ratio. 	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Economic Policy B3.8 The City shall evaluate its permit fees charged to new and existing businesses on a yearly basis, in an effort to reduce the cost of locating and/or expanding desirable businesses in Escondido.</p>	<p>Minimizing Infrastructure Impediments Policy 9.4 Periodically review and evaluate the City’s permit fees for new and existing businesses to ensure competitiveness with other communities in the region.</p>	
<p>Economic Policy B3.9 Community wide commercial, office and industrial vacancy rates and employment land acreage shall be monitored periodically and evaluated against comparable rates and acreage’s in the San Diego Region to determine appropriate measures needed to address inventory availability.</p>	<p>Economic Development Monitoring Policy 12.1 Monitor commercial, office and industrial vacancy rates and the amount of land available for the development of these uses in the City and periodically compare these with the vacancy rates and acreages in the San Diego region to determine the need to adjust the inventory of designated and zoned properties.</p>	
<p>Economic Policy B3.10 The City shall pursue state and federal grants aimed at constructing infrastructure improvements for areas that accommodate the development of employment lands.</p>	<p>Minimizing Infrastructure Impediments Policy 9.3 Pursue state and federal grants for the construction of infrastructure improvements for areas accommodating the development of new and expanded businesses.</p>	
<p>Economic Policy B3.11 The City shall collaborate with other area jurisdictions to attract and retain appropriate high-wage employment businesses in proximity to Escondido that provide residents with employment opportunities that raise the median income level.</p>	<p>Wage and Jobs / Housing Policy 2.5 Collaborate with nearby jurisdictions to attract and retail large scale, high wage employment businesses that are not able to locate in Escondido but offer local residents employment opportunities that raise the median income.</p>	
<p>Economic Policy B3.12 The City shall promote and protect the wide range of local natural and historic resources found in Escondido including: Daley Ranch, Lake Wohlford and Lake Dixon, Grape Day, Kit Carson and community parks, Old Escondido Neighborhood and other important historic structures and places, to preserve the quality of life for residents, and to cultivate tourism, commercial recreation, and eco-tourism opportunities.</p>	<p>Tourism and Recreation Policy 5.2 Promote and protect the diversity of local natural and historic resources in Escondido to preserve and cultivate tourism, commercial recreation, and eco-tourism including such locations as Daley Ranch, Lake Wohlford, Lake Dixon, Grape Day Park, Kit Carson Park, community parks, Old Escondido Neighborhood, and other important historic resources.</p>	
<p>Economic Policy B3.13 The City shall develop and periodically report on economic indicators that measure and compare Escondido’s growth and position in the region. Such economic indicators may include but not be limited to: (a) job growth over a defined period,</p>	<p>Economic Development Monitoring Policy 12.2 Periodically report on Escondido’s economic performance and growth in the region based on indicators such as: a) Job growth over a defined period,</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
(b) building permit valuation, (c) sales tax revenues, (d) average wage in the community, (e) residents who work in Escondido; and; (f) composition of employment.	b) Building permit valuation, c) Sales tax revenues, d) Average wage in the community, e) Unemployment rate, f) Availability of trained workforce residing in Escondido g) Number of residents who work in Escondido; and; h) Composition of employment.	
	ADDITIONAL ECONOMIC PROSPERITY POLICIES:	
	Employment Acreage Policy 1.3 Consider the fiscal implications of General Plan Amendments for changes in land use designations that reduce the capacity of industrial and commercial development.	
	Wage and Jobs / Housing Policy 2.1 Implement programs and support efforts to increase Escondido’s median household income and per capita wage compared to the region by: 1) actively fostering entrepreneurial opportunities; 2) recruiting new businesses; 3) expanding existing businesses that increase employment densities and retain skilled workers whose wage exceeds that of workers who earn a wage comparable to the San Diego Region’s median household income; and 4) bringing new dollars into the local economy.	
	Wage and Jobs / Housing Policy 2.2 Facilitate increased employment densities in the Downtown, near transit stations, and along transit routes.	
	Wage and Jobs / Housing Policy 2.3 Provide opportunities for a balance of local job and housing opportunities offering a diverse supply of housing types at prices and rents correlated with the wage levels of local jobs.	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	Wage and Jobs / Housing Policy 2.5 Permit the ancillary commercial development in business parks, such as banks, restaurants, and limited retail uses in order to provide amenities for future tenants and enhance economic vitality.	
	Small Business and Entrepreneurialship Policy 3.1 Provide assistance and information to facilitate the attraction, retention, and expansion of small and medium size businesses with good growth potential.	
	Small Business and Entrepreneurialship Policy 3.2 Identify and remove obstacles to the formation and expansion of local businesses, where appropriate.	
	Small Business and Entrepreneurialship Policy 3.3 Encourage and permit the establishment of home-based and entrepreneurial start-up businesses, in locations that are compatible with the surrounding neighborhood.	
	Small Business and Entrepreneurialship Policy 3.4 Implement marketing programs to support local businesses and promote Escondido as an ideal location for business development and growth. Emphasize buying locally, including business-to-business transactions.	
	Small Business and Entrepreneurialship Policy 3.5 Encourage and facilitate the development of a diversity of small businesses in proximity to one another and avoid redundancy of single types of uses within a block, commercial mall, or neighborhood. However, clusters of mutually supportive businesses such as found in a “restaurant row” shall not be precluded.	
	Twenty-First Century Industries Policy 4.1 Maintain sufficient land for the long-term development of technology industries and corporate headquarter facilities.	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	Twenty-First Century Industries Policy 4.3 Continue to recruit and promote the establishment of life-sciences, biotech, bio-med, software, telecommunications, and “green” industries as well as research and development facilities that promote technology.	
	Twenty-First Century Industries Policy 4.4 Work with local service providers to ensure that appropriate and adequate infrastructure is provided to support high technology and “green” businesses.	
	Existing Economic District Policy 6.2 Establish incentives, implement improvements, provide funding, and maintain fees for the revitalization of existing older industrial and commercial areas, as well as for the purpose of attracting a broad spectrum of new businesses.	
	Existing Economic District Policy 6.3 Coordinate appropriate transportation linkages that facilitate the flow of vehicular, transit, pedestrian, and bicycle traffic between Escondido’s commercial and business centers to facilitate access and customer activity.	
	Marketing and Image Policy 7.2 Designate and distinguish the location, function, and characteristics of primary gateways and key corridors through their land uses, urban form, and streetscape improvements.	
	Marketing and Image Policy 7.3 Market the City’s economic opportunities to encourage entrepreneurial investment, attract new businesses, and foster job growth that contributes to the diversification and stabilization of the local economy.	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Marketing and Image Policy 7.4 Collaborate with local businesses and organizations to promote a calendar of celebrations and events and activities to promote the identity of the City and key districts such as farmers markets, parades, 5K/10K races, arts fairs, community picnics, and similar activities.</p>	
	<p>Long-Term Economic Wellbeing Policy 8.1 Work with businesses and other stakeholders to identify and implement programs and measures for the revitalization and/or transition of underutilized and obsolete employment areas. This may include:</p> <ul style="list-style-type: none"> a) Developing incentives and other strategies to promote re-investment b) Targeting investments in public infrastructure that may be a catalyst for new private sector investment 	
	<p>Long-Term Economic Wellbeing Policy 8.2 Encourage redevelopment of underutilized and economically marginal employment areas to create high paying new jobs and new retail businesses and entertainment opportunities.</p>	
	<p>Long-Term Economic Wellbeing Policy 8.3 Encourage and support the renovation, lot consolidation, and reuse of underutilized or vacant land and buildings for uses providing employment for Escondido’s residents.</p>	
	<p>Long-Term Economic Wellbeing Policy 8.4 Develop strategies to minimize impacts attributable to the revitalization of an employment area on adjoining residential neighborhoods.</p>	
	<p>Long-Term Economic Wellbeing Policy 8.5 Facilitate and work with property owners and area residents to redevelop and reinvigorate older neighborhood shopping centers that are in decline. In appropriate locations, these centers can be</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	transformed into high quality and dynamic retail/mixed use commercial areas that also provide a gathering place and sense of community for the neighborhood.	
	Long-Term Economic Wellbeing Policy 8.6 Facilitate and work with the private sector to evaluate economic trends, opportunities, and needs of key industries, with the intention of anticipating issues and taking early action to avoid decline in the community’s commercial and employment areas.	
	Minimizing Infrastructure Impediments Policy 9.1 Plan for and coordinate sufficient water; sewer; telecommunication; and other infrastructure capacity to support new business development, while continuing to support the existing business base.	
	Minimizing Infrastructure Impediments Policy 9.2 Work with regional agencies to develop and implement public improvements that benefit Escondido and all of San Diego North County, including, but not limited to: roadways; transit; energy; and telecommunications infrastructure.	
	Strengthening Workforce Qualifications Policy 10.2 Promote an “educational corridor” in the East Valley Parkway Area Plan, in which additional education, job training and vocational instruction facilities are developed.	
	Strengthening Workforce Qualifications Policy 10.3 Collaborate with educational institutions, industries, and trade organizations in defining criteria for locating educational and job training facilities in the community.	
	Strengthening Workforce Qualifications Policy 10.4 Promote and encourage job training programs and support local organizations that work with the youth to provide training for life skills, job readiness, and internships in target industries.	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Strengthening Workforce Qualifications Policy 10.5 Facilitate employment of local residents by encouraging transportation; childcare; job training opportunities; and other employment readiness factors.</p>	
	<p>City Leadership Policy 11.1 Continue to foster a municipal organizational structure that values and rewards quality customer service and promotes a high standard of excellence and professionalism.</p>	
	<p>City Leadership Policy 11.2 Maintain ongoing communication with the business community at the local, regional, national, and international levels to identify opportunities and mitigate economic development constraints.</p>	
	<p>City Leadership Policy 11.3 Consider the provision of economic development incentives that leverage resources to support, develop and fund strategic economic development programs.</p>	
Chapter: Land Use (Policies Regarding Commercial Development)		
Commercial Policy B4.1: [please see cell below].		
<p>Commercial Policy B4.2: For areas east of the I-15 freeway, the City will develop and adopt programs and/or ordinances directed at strengthening and rehabilitating existing commercial areas. The program will include implementation of Land Use Area Plans for South Escondido Boulevard and East Valley Parkway.</p>	<p>Commercial Land Use Policy 8.7: Support efforts to strengthen and re-habilitate existing commercial areas east of the I-15 freeway.</p>	
<p>Commercial Policy B4.3: For areas west of the I-15 freeway, commercial development shall be generally restricted to neighborhoods serving commercial uses serving the immediate surrounding areas or regional, high volume centers needing freeway access and visibility, but only if compatible with surrounding land uses.</p>	<p>Commercial Land Use Policy 8.8: Generally restrict commercial development west of the I-15 freeway to uses that serve the immediate surrounding areas and regional high-volume centers requiring freeway access and visibility that are compatible with surrounding land uses.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Commercial Policy B4.4: Prior to or concurrent with submittal of development plans, all new commercial development over five acres shall submit a study to the City which shall include, but not be limited to, a study of the existing and/or approved commercial development in the vicinity, existing vacancy rates for similar commercial uses, and other information as deemed necessary by the City. This policy is intended to avoid potential blight in existing commercial areas.</p>	<p>Commercial Land Use Policy 8.9 Require new commercial development larger than five acres requiring entitlement approvals to submit a study of the existing and/or approved commercial development in the project vicinity, existing vacancy rates for similar commercial uses, market feasibility, and other information as deemed necessary by the city to prevent adverse economic impacts on existing businesses contributing to blight.</p>	
<p>Commercial Policy B4.5: Future commercial activities shall be organized into planned, group concentrations as opposed to commercial activities organized in a linear fashion.</p>	<p>Commercial Land Use Policy 8.6 Require that commercial buildings be located in planned, group concentrations rather than in a linear strips, except for designated corridors, and incorporate features that minimize impacts on adjacent sensitive uses associated with noise, property maintenance, product deliveries, trash service, and other potentially incompatible characteristics.</p>	
<p>Commercial Policy B4.6: Planned Neighborhood Commercial centers shall be a maximum of five acres and shall be located in such a way as to complement but not conflict with adjoining residential areas. This shall be accomplished by:</p> <ul style="list-style-type: none"> (a) Limiting such facilities to one corner of an intersection where at least one of the streets is classified as a Major Road or Prime Arterial in the Circulation Plan. (b) Limiting their number so that they are at least one mile from another commercial center. (c) Controlling lights, signage, and hours of operation to avoid adversely affecting surrounding uses. (d) Requiring adequate landscaped buffers between commercial and residential uses. (e) Providing bicycle and pedestrian links between planned neighborhood commercial centers and surrounding residential areas. (f) Prohibiting the dispensing of motor fuels. 	<p>Commercial Land Use Policy 8.1 Establish Neighborhood Commercial, General Commercial, and Planned Commercial land use designations as described in Figure II-6 to accommodate the various types of retail and service-related needs.</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>

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<p>Commercial Policy B4.7: Isolated commercial development within residential and industrial designations shall not be allowed, unless it can meet the following criteria: a) uses are compatible with the Planned Neighborhood Commercial designation; and b) commercial uses are intended to serve only the immediate needs of the area.</p>	<p>Commercial Land Use Policy 8.5 Allow isolated commercial development within residential and industrial designations only when commercial uses are compatible with the Neighborhood Commercial designation and the uses are intended to serve only the immediate needs of the area.</p>	
<p>Commercial Policy B4.8 Planned neighborhood commercial centers shall be designed to promote their role as a neighborhood/community activity center. Accordingly, community meeting rooms, exhibition spaces, cultural facilities, child care, and other cultural/ educational functions shall be appropriate uses in and adjacent to shopping centers.</p>	<p>Commercial Land Use Policy 8.3 Promote the development of a variety of commercial activities within self-contained, comprehensively planned commercial centers within the Planned Commercial land use designation as described in Figure II-6.</p>	
<p>Commercial Policy B4.9: Commercial activities shall be located and designed to benefit from the access afforded by circulation system without impairing the operation of this system. To accomplish this, the City shall:</p> <p>(a) Require a traffic and circulation study for all commercial development over five acres or smaller centers, if necessary, as deemed by the City Engineer.</p> <p>(b) Prohibit points of access if they are too close to intersections and will result in unacceptable congestion or in safety hazards as determined by City staff.</p> <p>(c) Limit the number of access points and curb cuts to maintain efficient traffic operations.</p>	<p>Commercial Land Use Policy 8.10 Require that commercial development be located and designed to benefit from the access afforded by the circulation system without impairing its operation by:</p> <p>a) Requiring a traffic and circulation study for all commercial development over five acres or smaller centers, if necessary, as deemed by the City Engineer.</p> <p>b) Prohibiting points of access if they are too close to intersections and will result in unacceptable congestion or in safety hazards as determined by city staff.</p> <p>c) Limiting the number of access points and curb cuts to maintain efficient traffic operations.</p>	
<p>Commercial Policy B4.10: The City shall adopt policies or standards addressing drive-through commercial facilities. Quantification and possible reduction of air quality, traffic safety, and visual impacts shall be considered prior to approval of drive-through facilities.</p>	<p>Air Quality and Climate Protection Policy 6.6 Restrict the number and location of drive-through facilities in the City and require site layouts that reduce the amount of time vehicles wait for service.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Commercial Policy B4.11: A Land Use Area Plan will be developed for the South Escondido Boulevard Corridor commercial area (see map). The area extends from Fifth Avenue along Escondido Boulevard to south of Citracado Parkway. This district developed with established commercial uses. The Area Plan shall address the following objectives:</p> <p>(a) Orientation toward pedestrian activities with emphasis on improving area streetscapes to provide continuous sidewalks, new landscaping and lighting.</p> <p>(b) Programs that encourage revitalization through the implementation of a facade-improvement program and improved off-street parking areas.</p> <p>(c) Encourage neighborhood-oriented uses with particular consideration given to discourage alcohol-dispensing and heavy traffic generating uses such as convenience markets.</p> <p>(d) Integration with Old Escondido Neighborhood Plan and the Land Use Area Plan for the residential properties west of Escondido Boulevard.</p> <p>(e) Improvements to Escondido Boulevard to accommodate traffic and access to individual properties, and provide adequate parking and drainage improvements.</p> <p>(f) Establish criteria, development standards and design guidelines for the establishment of mixed use projects within the commercial corridor. The height of mixed use projects shall be limited to three stories and the residential component densities of such projects shall not exceed those of Urban IV densities.</p> <p>(g) Establish guidelines to allow residential projects without a commercial component on 1.48 acres (APN 236-390-45) on the northern side of Brotherton Road, between Cranston Drive and Escondido Boulevard, within the commercial corridor. The height of such projects shall be limited to two stories and the density of such projects shall not exceed the Urban IV density.</p>	Deleted	Language incorporated into S. Escondido Boulevard Target Area
<p>Commercial Policy B4.12: A Land Use Area Plan will be developed for the East Valley Parkway commercial area (see map). The area will cover the area beginning at the intersection of East Valley Parkway and Hickory and extending east along Valley</p>	Deleted	Language incorporated into S. East Valley Parkway Target Area

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>parkway to Citrus Avenue. The plan will address the following objectives:</p> <p>(a) Analyze opportunities for attracting office and professional uses to the area.</p> <p>(b) Encourage the rehabilitation of existing commercial centers rather than expansion.</p> <p>(c) Seek ways of strengthening the existing establishments through facade and streetscape improvements, upgraded public and private landscaping and aesthetically-upgraded signage.</p> <p>(d) Consider multiple-family residential and office uses as a replacement for some existing commercial uses.</p> <p>(e) Establish mechanisms to consolidate access points to commercial centers to improve traffic circulation.</p>		
	ADDITIONAL COMMERCIAL POLICIES:	
	<p>Commercial Land Use Policy 8.4 Permit the development of convenience-oriented commercial uses that provide retail goods and services to local residents, as permitted within the Neighborhood Commercial land use designation, in areas designated for residential uses without a public vote as described in Figure II-6.</p>	
	ADDITIONAL MIXED-USE OVERLAY POLICIES:	
	<p>Mixed Use Overlay Policy 7.1: Designate areas for the development of mixed-use projects in a pedestrian-friendly environment integrating housing with retail, office, and service uses (childcare, health, etc.) consistent with the General Plan’s vision and long-term growth needs.</p>	
	<p>Mixed Use Overlay Policy 7.2 Establish guidelines and standards for mixed-use development through Area Plans that include but are not limited to; minimum density and intensity requirements; landscaping and open space, allowable uses; building heights; and any shared parking standards consistent with Figure II-6.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Mixed Use Overlay Policy 7.3 Focus the highest development intensities and densities, and tallest buildings in identified mixed use districts in the downtown and key urban activity centers that are well-served by transit, close to employment, services and recreational facilities.</p>	
	<p>Mixed Use Overlay Policy 7.4 Review proposed projects in mixed use overlay districts according to the following principles:</p> <ul style="list-style-type: none"> a) Promote a wide range of housing opportunities; b) Facilitate the establishment of child care homes and centers; c) Create a walking environment to encourage pedestrian activity; d) Maximize alternative transportation modes; e) Provide opportunities for residents to conduct routine errands close to their residence; f) Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project; g) Incorporate architectural elements or themes from the surrounding neighborhood; h) Provide appropriate transition between land use designations to minimize compatibility conflicts; i) Provide adequate infrastructure; j) Ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas; k) Integrate on-site or fund off-site development of neighborhood parks; l) Establish a sliding scale of permitted densities range where the maximum can be attained only through 	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	lot consolidation to achieve a certain size project, contribution of community benefits that exceed normal project requirements, and consistency with the above goals.	
Commercial Policy B4.1: Four commercial land uses are established to meet the City’s need for retail and assorted services. Three of the four commercial land uses are designated on the Land Use Plan and include Planned Commercial, General Commercial, and Offices. In order to indicate generally how intensely the various commercial areas should be developed, zoning districts with the desired character have been identified.	Commercial Land Use Policy 8.2 Permit the development of a broad range of retail and service activities within the General Commercial land use designation as described in Figure II-6.	
(a) Planned Neighborhood Commercial—Planned Neighborhood Commercial includes convenience commercial uses that provide retail goods and services to residents in the immediate vicinity. The facilities may be freestanding or in small clusters on sites with a five (5) acre maximum size. Planned Neighborhood Commercial uses shall be separated by at least one (1) mile from any other commercial center or zone. This designation is permitted in every land use category including large Specific Planning Areas (SPAs). However, since the facilities are intended to serve the immediate neighborhoods, it may not be an appropriate use in many residential or industrial areas. Planned Neighborhood Commercial uses shall be within a convenient walking and/or bicycling distance from intended customers and shall be linked with surrounding neighborhoods by pedestrian and/or bicycle access. A minimum 20 foot landscape buffer shall be established around the project site between Planned Neighborhood Commercial uses and other uses to ensure compatibility. However, an increased buffer width may be required to ensure compatibility. Buffers shall include distance, plant matter and intensity, land forms or some other combination of the above. Landscape plans, traffic studies, and market analysis may be required.	The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)	Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>All buildings shall be low-rise and shall include architectural/design features which will be compatible with the neighborhood. Permitted uses and building intensities shall be compatible with surrounding land uses. Child care facilities are permitted in the Planned Neighborhood Commercial designation. Planned Development procedures shall be used to establish Planned Neighborhood commercial projects. In addition, refer to Commercial Policies B4.5-B4.7 for additional policies relating to Planned Neighborhood Commercial.</p>		
<p>(b) Planned Commercial—This land use designation is intended to allow a variety of commercial activities within a self-contained, comprehensively planned commercial center. Appropriate uses with the Planned Commercial designation may include office and professional uses, tourist serving facilities, specialty retail, and other retail/service businesses. Key locations within the City’s boundaries, such as gateways to the City intersection of major roadways and in areas proposed for hotel/motel development, are designated as Planned Commercial.</p>	<p>Planned Commercial sites allow a variety of commercial activities within a self-contained, comprehensively planned center including office and professional uses, tourist serving facilities, specialty retail, and other retail/service businesses. Each Planned Commercial site has guiding principles which are designed to preserve unique qualities and to ensure compatibility with existing and surrounding land uses. Some of these commercial centers have been developed and the text reflects that development. The following areas have been designated for Planned Commercial uses and are shown on the Land Use Map and Figure ____.</p>	
<p>Development plans for Planned Commercial areas shall address, at a minimum, the following issues: locations of all buildings, including orientation for light and air; intensity of development; height, scale and architectural design features; signage; buffers; landscaping; circulation and parking patterns; market analysis; and open space. The Planned Commercial designation shall be implemented through the Planned Development (PD) zone. The following areas have been designated for Planned Commercial uses and are shown on the Land Use Map. Individual areas may have site specific requirements which are designed to preserve its unique qualities and to ensure compatibility with existing and surrounding land uses. Some of these commercial centers have been developed and the text reflects that development.</p>	<p>Information from this paragraph has been moved to the Land Use Matrix Figure II-6</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>1) Cloverdale Road and Highway 78. A commercial facility may located in the southwest quadrant of the intersection of Cloverdale Road and Highway 78, extending south to Old San Pasqual Road. Approximately 15 acres of the site shall be developed as a neighborhood shopping center to serve the surrounding planned residential development. The facility shall be aesthetically designed with high quality building and landscaping features, increased setbacks, and minimal grading impacts. The design shall be rural in character and compatible with the San Dieguito River Valley Regional open space park and shall provide for amenities which can be readily used by users of the park, such as trail access and picnic areas. Uses shall relate directly with the needs of the neighborhood and the rural setting. For example, a ranch style market would be more appropriate than a supermarket.</p>	<p>Planned Commercial Development 1 Guiding Principles: The site shall be developed as a neighborhood shopping center to serve the surrounding planned residential development. The facility shall be aesthetically designed with high quality building and landscaping features, increased setbacks, and minimal grading impacts. The design shall be rural in character, compatible with the San Dieguito River Valley Regional Open Space Park, and shall include amenities that are accessible to users of the park, such as trail access and picnic areas. Uses shall relate directly with the needs of the neighborhood and the rural setting. For example, a ranch style market would be more appropriate than a supermarket.</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>
<p>2) I-15 and Highway 78. Deleted per Resolution 98-249 approved on 11/18/98.</p>	<p>Deleted</p>	<p>Deleted as part of a prior General Plan Amendment</p>
<p>3) Iris and El Norte. This five acre site is designated as Planned Commercial Development and is located on the north side of El Norte Parkway between Iris Lane and the Del Norte Plaza. The site contains several single-family residences and stands of mature trees. El Norte Parkway narrows to a two lane street west of the site and east of the I-15 interchange. Any development on this site shall retain the majority of the mature eucalyptus trees and shall include a commensurate program to compensate for tree loss. Appropriate uses may include a mixture of office, restaurant, and retail. The tree preservation and compatibility with adjacent residences shall not be sacrificed. Heavily landscaped buffers and separation shall be provided and shall substantially shield views of the site from surrounding residential development.</p>	<p>Planned Commercial Development 2 Guiding Principles: Land uses shall include a mixture of office, restaurant, and retail. Heavily landscaped buffers and separation shall be maintained and shall substantially shield views of the site from surrounding residential development.</p>	<p>Site is currently developed in conformance with General Plan policy and a subsequent Planned Development application with conditions established. (mini storage and service station).</p>
<p>4) Ninth and Valley Parkway (West of I-15). Currently the Del Dios Middle School occupies the 15-acre triangular</p>	<p>Target Area 9 Guiding Principles: 1) Work with the school district to coordinate any</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>block bounded by Valley Parkway, 9th Avenue, and Auto Parkway. Surrounding land uses are residential to the west and commercial development to the east, south, and north. Regional access and visibility from I-15 are good.</p> <p>Special attention shall be given to ensure that any development of the site is architecturally compatible with existing development, is heavily landscaped, and includes adequate buffers and setbacks. A market analysis and traffic/circulation study shall also be required prior to development.</p> <p>5) Ninth and Valley Parkway (West of I-15). Located at the southwestern quadrant of the intersection of Ninth Avenue and West Valley Parkway, this 26+ acre site shall be devoted to a planned commercial/ community facility. The specific averages devoted to each use shall be negotiated upon consideration of a development proposal initiated by the property owner or the City. The proposed community facility needs shall be evaluated at the time of development and may include a variety of mixed uses or a single use including, but not limited to, park space community center active recreational uses, library, and/or low- or moderate-income housing. Special attention should be given to a development which preserves or reflects the natural topography as much as possible with adequately landscaped buffers between surrounding uses and the proposed development on the site. Traffic, circulation, and pedestrian patterns shall be carefully coordinated with existing and proposed development in the vicinity. The design of the commercial center shall blend with the community facility site in terms of landscaping, grading, parking, circulation and architecture. Provisions for adequate pedestrian access and lighting shall be included in the overall design of the site. The range of goods and services permitted should be compatible with existing development and could include those allowed under the Neighborhood Commercial designation</p>	<p>transition to retail use. Establish high quality, unified architectural design features for new development with particular attention to visibility from Interstate 15 and southern residential areas.</p> <p>2) Consider opportunities and incentives for increasing employment densities and attracting businesses including offices, theaters, hotels, entertainment and visitor serving uses that complement existing retail and offer salaries that raise the city's median income and improving the jobs/housing balance.</p> <p>Planned Commercial Development 3 Guiding Principles: Traffic, circulation, and pedestrian patterns shall be coordinated with development in the vicinity to promote walkability. Provisions for adequate pedestrian access and lighting shall be maintained in the overall design of the site.</p>	<p>Area has been folded into Planning Target Area #9 based on proximity to major thoroughfares and opportunities for redevelopment.</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>with a grocery store as the preferred anchor for the center.</p> <p>6) Ninth and Valley Parkway (East of I-15). This Planned Commercial area is located east of I-15 and north of Ninth Avenue. It is the site of the La Terraza development which was approved by the City Council in 1988 and which permits the development of office, hotel, restaurant, and commercial land uses. The hotel will be a high quality, full service hotel with supporting improvements, such as room service and conference/ recreational facilities.</p> <p>7) Ninth and I-15. This area at the southeastern intersection of Ninth Avenue and I-15 is especially sensitive due to visibility from Ninth Avenue and I15, proximity to single-family zoning to the south and east, and traffic capacity on Ninth Avenue. To address these concerns, any development proposal shall be processed with Planned Commercial Development zoning requiring that all development be subject to high quality, unified design guidelines which provide for superior architectural details. Development on the eastern and southern portions of the site shall be restricted to office uses and shall prevent overlooking of adjacent residential properties, limit noise and lighting impacts, and shall be heavily screened through a combination of mounding, walls, and landscaping. Development plans shall also incorporate substantial buffers to provide an attractive view from both I15 and Ninth Avenue, as well as incorporate high quality landscaping throughout the project which exceeds normal City requirements in terms of size, quantity, and overall amounts. The scale of development and nature of uses shall be limited as necessary in order to generate no more than 3,690 vehicle trips per day based upon standards accepted by the City Engineer. Any future restaurant uses shall be full service as opposed to either a fast-food or drive-through variety. Retail uses should be freeway oriented and be integrated with office uses rather than located in large single tenant, freestanding buildings.</p>	<p>Planned Commercial Development 5 Guiding Principles: Land uses shall include office, hotel, restaurant, and retail. The hotel will be a high quality, full service hotel with supporting improvements, such as room service and conference / recreational facilities.</p> <p>Planned Commercial Development 6 Guiding Principles: Development shall incorporate high quality, unified design elements and superior architectural details that are sensitive to adjacent single-family zoning to the south and east. Development plans shall incorporate substantial buffers to provide an attractive view from both I-15 and Ninth Avenue, as well as incorporate high quality landscaping throughout the project which exceeds normal city requirements in terms of size, quantity, and overall amounts. The scale of development and nature of uses shall be limited as necessary in order to generate no more than 3,690 vehicle trips per day based upon standards accepted by the City Engineer.</p> <p>Development on the eastern and southern portions of the site shall be restricted to office uses and shall prevent overlooking of adjacent residential properties, limit noise and lighting impacts, and shall be heavily screened through a combination of mounding, walls, and landscaping. Retail uses should be freeway oriented and be integrated with office uses rather than located in large single tenant, freestanding buildings. Any future restaurant uses shall be full service rather than a fast-food or drive-through variety.</p>	<p>Site is currently developed in conformance with General Plan policy and a subsequent Planned Development application with conditions established (Home Depot shopping center with adjacent residential development).</p> <p>Site is largely built out in conformance with General Plan policy and a subsequent Planned Development application with conditions established (Mercedes Dealership and adjacent office uses on Corporate Drive).</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>8) Auto Park. This 85-acre site is located west of I15 between Andreasen Drive on the west, and Del Dios Road to the east, and extends along Vineyard to West Ninth. The approved master plan describes generalized locations and land uses including auto dealership facilities, other automotive/ commercial related uses and a variety of commercial and office facilities. The auto dealers and auto related uses are located westerly of the Escondido Creek flood control channel with general commercial uses located on the Valley Parkway frontage and at the entrance to the auto dealership area west of the channel. Proposed uses and design features will be reviewed by the City for consistency to the Master Plan.</p>	<p>Planned Commercial Development 7 Guiding Principles: Land uses shall include auto dealerships, other automotive / commercial related uses and a variety of commercial and office facilities. The auto dealers and auto related uses shall be located westerly of Escondido Creek with general commercial uses located on the Valley Parkway frontage and at the entrance to the auto dealerships west of the creek. Land uses and design features will be reviewed by the city for Master Plan consistency.</p>	
<p>9) Escondido Promenade. The site consists of approximately 32 acres and is located east of Valley Parkway, north of Vineyard Avenue and west of I15. This site is a comprehensively planned commercial development. Architectural features are consistently designed and maintained to ensure a high quality, single theme commercial area.</p>	<p>Planned Commercial Development 7 Guiding Principles: Architectural features are consistently designed and maintained to ensure a high quality, single theme commercial area Refer to Target Area 9 for additional information.</p>	
<p>10) South of 9th Avenue, West of I15. Currently, this 8-acre site is the location of a private school and is designated for commercial uses. The existing uses or similar ones are appropriate under the General Plan designation; however, any change from a school or institutional use will require special studies. Any change to the existing land use will be required to be a low traffic-generating use or provide extensive traffic improvements due to the circulation problems in the area. Substantial buffers and heavy landscaping will also be required to ensure compatibility with surrounding land uses. Any new development would be subject to high quality, unified architectural design features with particular attention to visibility from I15 and adjacent residential uses.</p>	<p>Planned Commercial Development 9 Guiding Principles: Uses shall include automobile sales and compatible commercial. Adjacent single family residential uses will transition to commercial through separate development applications. Refer to Target Area 9 for additional information.</p>	<p>Area has been folded into Planning Target Area #9 based on proximity to major thoroughfares and opportunities for redevelopment.</p>

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>11) North County Fair. This 83-acre shopping mall site is bounded by the I15 freeway on the west, Via Rancho Parkway on the south, Bear Valley Parkway on the east and Kit Carson Park on the north. The mall is anchored by large department stores and other diverse general commercial uses, including restaurants. The architecture is intended to have a single design theme with heavy landscaping to ensure compatibility with the adjacent park uses.</p>	<p>Target Area 7 Guiding Principles:</p> <ol style="list-style-type: none"> 1) Coordinate future shopping center expansion efforts that continue to attract a regional customer base and support city revenues. Opportunities for amending parking requirements shall be evaluated as transit use to and from the site increases 2) Consider opportunities and incentives for increasing employment densities and attracting businesses including offices, theaters, hotels, entertainment and visitor serving uses that complement existing retail and offer salaries that raise the city’s median income and improving the jobs/housing balance. 3) Promote transit access and connection for the site and consider opportunities for amending parking requirements as transit use to and from the site increases. 	<p>Area has been folded into Planning Target Area #9 based on proximity to major thoroughfares and opportunities for redevelopment.</p>
<p>12) Centre City Parkway and Country Club Lane. This 5-acre site is located on the southwest corner, is adjacent to multi-family uses, and is highly visible from I15. Because of limited access from I15 and Centre City Parkway, the commercial uses for the site should be neighborhood-serving, rather than freeway oriented. Residential uses may be considered as part of a mixed use project. Because of the setting, buildings and signage shall be low-profile in nature and substantial landscape buffering shall be incorporated consistent with the Centre City Parkway Landscape Plan and the City’s Design Guidelines. The design of the project shall also be sensitive to adjacent residential uses and views from surrounding areas including I15.</p>	<p>Deleted</p>	<p>This site has been incorporated into a new employment oriented Specific Planning Area involving land between I-15, El Norte Pky, Iris Lane and Centre City Pky.</p>
<p>13) North Broadway. This site is 4.3 acres and is located at the southeast corner of Broadway and Park Avenue. The site is currently a trailer park. Through the Planned Development process, this site may be developed as a commercial project, a mixed-use project, or a residential development, not</p>	<p>Deleted</p>	<p>This property is developed as the Food 4 Less Market and the site will be incorporated into the Downtown Specific Plan</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>to exceed 12 du/ac acre or as determined by the City Council.</p> <p>14) Brotherton Road. Located on the south side of Brotherton Road, east of Escondido Boulevard, west of Cranston Drive, this site is approximately 1.8 acres and is visible from surrounding residential properties to the west across Centre City Parkway and to the east across Cranston Drive. The commercial uses planned for this site shall be limited to mini-storage units or other uses compatible with residential properties subject to the provisions set forth in the Zoning Code. Additionally, a 6-foot-high block wall, in combination with a minimum 20-foot-wide heavily landscaped buffer utilizing mature nondeciduous trees and shrubs with dense foliage, shall be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. Site studies, to the satisfaction of the Planning Department may also be required to ensure surrounding residential properties are not impacted.</p> <p>15) Montiel Road. Approximately 15+ acres located at the northwest quadrant of I-15 and Highway 78 is designated Planned Commercial. The site is highly visible from surrounding areas. Future development shall incorporate large landscaped setbacks, superior, low profile architectural design, and mitigation measures for all traffic impacts. Commercial and limited light manufacturing uses shall be permitted for this site.</p> <p>16) Pine Street & 13th Avenue. Northwest corner, approximately 2.75 acres comprising the entire block surrounded by 12th and 13th Avenues, Pine and Quince Streets is designated Planned Commercial. The site is highly visible from surrounding areas. Future expansion of the existing commercial shall be performed under the Planned</p>	<p>Planned Commercial Development 12 Guiding Principles: Land uses planned for this site shall be limited to mini-storage units or other uses compatible with adjacent residential properties subject to the provisions set forth in the Zoning Code. Development standards shall include a 6-foot-high block wall, in combination with a minimum 20-foot-wide heavily landscaped buffer utilizing mature non-deciduous trees and shrubs with dense foliage to be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. Site studies, to the satisfaction of the Planning Department may also be required to ensure surrounding residential properties are not impacted. Refer to Target Area 6 for additional information</p> <p>Planned Commercial Development 10 Guiding Principles: Land uses shall include limited light manufacturing and commercial establishments. Large landscaped setbacks shall be maintained to ensure compatibility with surrounding areas.</p> <p>Planned Commercial Development 13 Guiding Principles: Land uses shall include retail uses that are compatible with adjacent residential neighborhood. Development standards shall include decorative masonry walls to screen trash enclosures and loading areas of commercial uses. Reciprocal access for the entire project</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Development Commercial zone and shall incorporate large landscaped setbacks, high quality architectural design and sensitive placement of driveways to minimize impacts to adjacent residential uses. Decorative masonry walls shall be incorporated to screen trash enclosures and loading areas of commercial uses. Reciprocal access for the two properties fronting on 13th Avenue at the corner of Quince Street shall be provided through the existing commercial parking lot to the satisfaction of the Planning Department. All buildings and lighting shall be unified in design, single story and orient away from residential uses on Quince Street and 12th Avenue. Delivery schedules for the commercial uses shall be structured so as not to interfere with late night or early morning hours, or delivery areas shall be oriented away from residential areas.</p> <p>17) Citracado Parkway and I-15. The 6.82 acres located at the southeastern corner of Citracado Parkway and Interstate 15 are designated Planned Commercial. The general character of the area is large residential lots, and the site is highly visible from the freeway. Future development on these Planned Commercial properties should be lower in intensity than standard supermarket related neighborhood centers, should be compatible with surrounding residential uses, and should be compatible with the impacts associated with the proximity to I-15. The entire site shall be comprehensively designed and integrated into the surroundings. Uses shall be limited to day care, congregate care, professional offices, medical offices and treatment, veterinarians, veterinary hospitals, service organizations, and churches. Future development shall incorporate large setbacks, extensive landscaping, and low-profile architecture. The use on the eastern 1.11-acre parcel shall be limited to parking. Any development will be limited to 35 feet in height. Lighting and on-site circulation shall be located in a manner which is sensitive to the surrounding neighborhoods and the visibility from I-15.</p>	<p>shall be provided through the existing commercial parking lot to the satisfaction of the Planning Department. All buildings and lighting shall be unified in design, single story and orient away from residential uses on Quince Street and 12th Avenue. Delivery schedules for the commercial uses shall be structured so as not to interfere with late night or early morning hours, and delivery areas shall be oriented away from residential areas.</p> <p>Target Area 10 Principles:</p> <ol style="list-style-type: none"> 1. Promote opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city's median income and improving the jobs/housing balance. 2. Land uses shall be consistent with the Planned Office designation with a focus on attracting high paying, high employee density employment opportunities. 3. Development shall incorporate high quality, unified design elements that provide for superior architecture and features such as building height, mass, colors, materials, signage, landscaping, lighting, parking and circulation that are sensitive to adjacent single-family zoning. Increased building heights and intensities shall be located closer to the freeway and distanced from lower density residential with appropriate buffers to ensure compatibility. 	<p>This site has been incorporated into a new employment oriented Target Area involving land around the I-15 and Felicita Rd Interchange</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>18) Mission Avenue and Quince Street. The 17.8 acres located at the northwestern corner of Mission Avenue and Quince Street are designated Planned Commercial/Mixed Use. The site is formerly a vacant mid-box retail, restaurant and commercial recreation establishment with a multi-tenant building. Because of the site’s high visibility from Highway 78, and its location in the West Mission Avenue Overlay Area, the site is identified as having “the potential of supporting uses including mid to big box retailers or other uses that could anchor revitalization efforts in the area.” Development of the site may include well integrated multi-family residential development with a maximum density of 24 units per acre to catalyze development of the site, bolster the area and help solidify a stronger customer base.</p>	<p>Planned Commercial Development 10 Guiding Principles: Land use shall include mid to big box retailers or other uses that could anchor revitalization efforts in the area. Design standards shall maintain a common architectural theme with colors, materials and landscaping that unifies the development. Refer to Target Area 1 for additional information.</p>	<p>Site is largely built out in conformance with General Plan policy and a subsequent Planned Development application with conditions established (Lowe’s and Carmax). Site will be incorporated into a Target Planning Area</p>
<p>19) Washington Avenue and Centre City Parkway. The 3.45 acres located at the northeastern corner of Washington Avenue and Centre City Parkway are designated Planned Development – Commercial/Mixed Use. The site was partially vacant, with an insurance office, auto tire sale/installation business, and two duplexes on a portion of the site. The site is identified as having the potential for a mixed use project with commercial uses located along Washington Avenue and residential development on the balance of the site. The commercial component of the site shall be architecturally integrated with the residential portion of the site, including vertical design elements to be in scale with the adjacent residential structures. Additionally, the future commercial development shall have review by the City’s Design Review Board to determine compatibility between the two project components.</p>	<p>Deleted</p>	<p>Site will be incorporated into the Downtown Specific Plan with land use standards accommodate the proposed use.</p>
<p>20) Washington Avenue and Quince Street. The site may continue to operate as an outdoor swap meet in accordance with the previously approved Conditional Use</p>	<p>Planned Commercial Development 13 Guiding Principles: The site may continue to operate as an outdoor swap meet in accordance with the previously approved</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Permits for the use until such time the site is redeveloped, and also may be used or developed consistent with existing zoning designations, but development of any parcel that requires a zone change or requests city participation in the nature of fee reductions, off-site improvements or tax sharing shall require a Planned Development approval.</p> <p>The site may be developed with a mix of commercial, retail, restaurant, office, and light industrial uses that support revitalization efforts throughout the area and to take advantage of the Escondido Transit Center and Sprinter Light Rail located two blocks to the south along Quince Street. New development should encourage consolidation of properties and incorporate “smart growth” design principles. The development also may include crossing or covering of the existing flood control channel. Enhancement along the channel (such as decorative fencing, landscaping, pedestrian-oriented features / amenities, etc.) also should be incorporated into future projects where appropriate.</p> <p>Traffic circulation and pedestrian patterns shall be coordinated when future development of the site is proposed to provide integrated access points and to ensure appropriate vehicular and pedestrian access between the individual parcels and adjacent streets. In order to maintain appropriate levels-of-service on the surrounding street system and minimize potential air-quality impacts, the scale of development and nature of the uses shall be limited as necessary in order to generate no more than a cumulative total of 12,160 vehicle trips per day. Specific site and technical studies may be required, to address and/or mitigate any project specific impacts related to traffic/circulation, utilities, air quality, noise and hazardous materials associated with future development of the site, and as identified in the Mitigated Negative Declaration. Refer to Target Area 1 for additional information.</p>	<p>Conditional Use Permits for the use until such time the site is redeveloped, and also may be used or developed consistent with existing zoning designations, but development of any parcel that requires a zone change or requests city participation in the nature of fee reductions, off-site improvements or tax sharing shall require a Planned Development approval.</p> <p>The site may be developed with a mix of commercial, retail, restaurant, office, and light industrial uses that support revitalization efforts throughout the area and to take advantage of the Escondido Transit Center and Sprinter Light Rail located two blocks to the south along Quince Street. New development should encourage consolidation of properties and incorporate “smart growth” design principles. The development also may include crossing or covering of the existing flood control channel. Enhancement along the channel (such as decorative fencing, landscaping, pedestrian-oriented features / amenities, etc.) also should be incorporated into future projects where appropriate.</p> <p>Traffic circulation and pedestrian patterns shall be coordinated when future development of the site is proposed to provide integrated access points and to ensure appropriate vehicular and pedestrian access between the individual parcels and adjacent streets. In order to maintain appropriate levels-of-service on the surrounding street system and minimize potential air-quality impacts, the scale of development and nature of the uses shall be limited as necessary in order to generate no more than a cumulative total of 12,160 vehicle trips per day. Specific site and technical studies may be required, to address and/or mitigate any project specific impacts related to traffic/circulation, utilities, air quality, noise and hazardous materials associated with future development of the site, and as identified in the Mitigated Negative Declaration. Refer to Target Area 1 for additional information.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>(c) GENERAL COMMERCIAL—The General Commercial category is characterized by a broad range of retail and service activities. It includes local commercial, community shopping/office complexes, and regional shopping centers such as North County Fair. Appropriate uses include personal and business retail and service, automobile sales and service, eating and drinking establishments, and heavy service commercial. In General Commercial areas, building intensities should be typical of development permitted under the General Commercial (C-G) zoning. Building heights shall generally be low-profile (1-3 stories), although taller structures may be permitted where tourist-serving facilities or mixed uses are proposed. All areas proposing General Commercial uses shall provide details regarding location, intensity, height, and scale of the proposed development, landscaping, circulation, architecture and design, and signage.</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>
<p>(d) OFFICES—Office complexes shall be encouraged to provide areas where related and support office uses can be located. The intent of this land use category is to prevent the proliferation of individual isolated offices. Uses permitted within the Offices category include the following: administrative and professional offices; business support services; financial, insurance, and real estate services; supportive commercial uses such as a restaurant; and health care services. Building intensities shall be typical of development permitted under the Professional Commercial (C-P) zone. Building heights shall generally be low-profile (1-3 stories) with taller buildings subject to technical studies to determine visual, traffic and service impacts. Circulation and landscaping details shall be provided for all office development.</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>
	<p>ADDITIONAL OFFICE POLICIES:</p>	
	<p>Office Land Use Policy 9.1 Establish General Office, and Planned Office land use designations as described in Figure II-6 to accommodate the various types of office needs.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Office Land Use Policy 9.2 Require that office buildings be located in planned, grouped concentrations, rather than as isolated islands, and incorporate features that minimize impacts on adjacent sensitive uses associated with noise, property maintenance, product deliveries, trash service and other potentially incompatible characteristics.</p>	
	<p>Office Land Use Policy 9.3 Encourage the integration of service, financial, dining, and other support uses in office complexes to enable employees to remain on site and reduce automobile use.</p>	
	<p>Office Land Use Policy 9.4 Locate and design office buildings to assure compatibility and transitions with adjoining neighborhoods, with the greatest building intensities and heights in the downtown, near transit, and mixed use districts.</p>	
	<p>Office Land Use Policy 9.5 Require office development projects to assess and mitigate potential visual, traffic and service impacts.</p>	
	<p>Office Land Use Policy 9.6 Accommodate administrative and professional offices; business support services; financial, insurance, and real estate services; supportive commercial uses such as restaurants; as well as medical related offices, short-term convalescent and long-term care facilities, research labs, medical supply, and similar uses in close proximity to hospital for related medical, professional and support uses in the General Office land use designation.</p>	
	<p>Office Land Use Policy 9.7 Accommodate large scale biotechnology, research and development, corporate office and related support office uses in a campus-like setting within the Planned Office land use designation. Allow limited support retail and service uses, such as restaurants, dry cleaners, gym/fitness centers, markets, and office services (e.g., printing / copying / shipping) as well as compatible public uses if integrated into larger facilities.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Chapter: Land Use (Policies Regarding Industrial Development)		
Industrial Policy B5.1: Three categories of industrial land uses shall be established to accommodate the need for industrial uses: General Industrial, Light Industrial, and Industrial Office.	Industrial Land Use Policy 10.1 Establish Industrial Office, Light Industrial, and General Industrial land use designations as described in Figure II-6 to accommodate the need for the various types of industrial uses.	
<p>(a) GENERAL INDUSTRIAL -- The General Industrial land use designation provides for manufacturing, warehouse / distribution, assembling, and wholesaling. Also included are sites for companies which provide supporting products or services for the primary businesses of the zone.</p> <p>(1) The implementing General Industrial (M2) and Light Industrial (M1) zones have minimal restrictions and requirements affecting building architecture, landscaping, screening of outside storage, or outbuilding use. As uses expand in the industrial areas, the amount of required improvements shall be in scale to the size of the project.</p> <p>(2) Sites provide a maximum percentage of usable land to total land area.</p> <p>(3) This land use designation accommodates a wide range of heavier industrial activities which conform to environmental laws and industry standards.</p>	The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)	Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans
<p>(b) LIGHT INDUSTRIAL -- The light Industrial land use designation provides for manufacturing, warehouse / distribution, assembling, and wholesaling in a more restrictive setting than the General Industrial land use designation. This includes sites for lighter industrial and office type uses which can comply with the stricter development requirements of the Light Industrial (M1) and Industrial Park (IP) zones which are intended to implement this land use designation.</p> <p>(1) This designation permits the Light Industrial (LI) and Industrial Park (IP) zones which have higher quality development requirements with larger setbacks than</p>	The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)	Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>comparable general industrial zone sites.</p> <p>(2) Requires compliance with stricter standards for building architecture, landscaping, screening of outside storage, or open land use as specified in the development regulations of the implementing zones. As uses expand in the industrial areas, the amount of required improvements shall be in scale to the size of the project.</p> <p>(3) The light industrial land use designation accommodates industries which generate moderate daytime and minimum nighttime noise levels and which require limited or no outside storage.</p>		
<p>(c) INDUSTRIAL OFFICE -- The Industrial Office land use designation is applied only to the Centre City Industrial area, and provides for manufacturing, warehouse/distribution, assembling, wholesaling, and support type uses on sites which are already zoned for such uses (i.e. M2 & M1 zones). It will also provide for Industrial Office land uses, as specified in the zoning code, on properties which are rezoned from the existing M2 or M1 zones, to the IO zone. Properties may not “up-zone” from M1 to M2, but may “down-zone” from M2 to M1, or from M1 & M2 to IO. While the IO zone will contain stricter standards than the M1 & M2 zone (i.e. No outdoor storage), a wider range of permitted land uses will provide incentive to rezone to IO which will allow this industrial area to recycle to less intensive uses without creating non-conforming use restrictions on existing M2 & M1 zoned properties.</p> <p>(1) The implementing M2, M1 and IO zones will utilize varying restrictions and requirements affecting land use, building architecture, landscaping, screening of outside storage, and outbuilding use. As uses expand in the industrial areas, the amount of required improvements shall be in scale to the size of the project.</p> <p>(2) This land use designation accommodates the widest range of industrial activities which conform to environmental laws and industry standards.</p>	<p>The wording of each land use category has been transferred to a land use matrix (Figure II-6) in the proposed General Plan (see attached)</p>	<p>Relocating the land use categories to a table improves clarity in the General Plan organization and is consistent with the structure of updated General Plans</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
(3) The IO zone will encourage “Safety Uses” (e.g. police station, fire department, city related uses etc), support commercial, and industrial type office uses (e.g. Architects, data processing, Engineering, contractor, government services, corporate headquarters) in order to provide incentive to rezone from M2 & M1 to the IO zone.		
	ADDITIONAL INDUSTRIAL LAND USE POLICIES:	
	Industrial Land Use Policy 10.2 Require that industrial buildings be located in planned, group concentrations and incorporate features that minimize impacts on adjacent sensitive uses associated with noise, property maintenance, product deliveries, trash service and other potentially incompatible issues.	
	Industrial Land Use Policy 10.3 Require that projects located within the Industrial Office classification be designed to be aesthetically attractive and compatible with adjoining land uses addressing such elements as land use, building architecture, landscaping, screening of outside storage, and outbuilding use on properties designated. Scale the amount of required improvements to the size of the project for businesses expanding their operations.	
	Industrial Land Use Policy 10.4 Encourage the development of “Safety Uses” (e.g. police station, fire department, city related uses etc), support commercial, and industrial-related office uses (e.g. architects, data processing, engineering, contractor, government services, corporate headquarters) in the Industrial Office land use designation as an incentive to transition from M2 & M1 zones to the IO zone.	
	Industrial Land Use Policy 10.5 Accommodate industries that generate moderate daytime and minimum nighttime noise levels, and require limited or no outside storage in Light Industrial designated properties.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Industrial Land Use Policy 10.6 Require development on properties located in designated Light Industrial areas to incorporate stricter standards than comparable General Industrial designated sites for building architecture, landscaping, and screening of outside storage, property setbacks, and open land use.	
	Industrial Land Use Policy 10.7 Correlate the scale and amount of required improvements with the size of the project for businesses expanding their operations.	
	Industrial Land Use Policy 10.8 Establish a maximum percentage of usable land to total land area for General Industrial designated properties.	
	Industrial Land Use Policy 10.9 Allow more flexible requirements affecting building architecture, landscaping, screening of outside storage, or outbuilding use depending on location and visibility from off-site areas on properties designated General Industrial. Scale the amount of required improvements to the size of the project for businesses expanding their operations.	
Chapter: Land Use (Policies Regarding Public Land Use Categories)		
Public Land Use Policy B6.1: A PUBLIC category shall be used to identify existing large publicly-owned lands, water treatment facilities, and other governmental structures other than schools, where such uses occupy more than two acres. The most prevalent open spaces are City and County parks, City watershed areas, and Bureau of Land Management holdings. Any proposed land use change in this category shall conform to the surrounding land uses with respect to type of activity and intensity of development.	Open Space Land Use Policy 12.1 Establish the Open Space / Park land use designation to identify city and county properties reserved for active and passive parks, habitat preservation, and public safety purposes as described in Figure II-6. Open Space Land Use Policy 12.2 Require any proposed land use change in areas designated as Open Space to conform in type and intensity with the surrounding land uses.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Public Land Use Policy B6.2: Escondido shall encourage the preservation of lands within the Planning Area that are owned by other public agencies for use as undeveloped open space, recreational purposes or mitigation banking.</p>	<p>Open Space Land Use Policy 12.3 Encourage the preservation of lands within the Planning Area that are owned by other public agencies for use as undeveloped open space, recreational purposes or mitigation banking.</p>	
<p>Public Land Use Policy B6.3: If land used for recreational purposes or undeveloped open space within the Planning Area which is owned by another public agency becomes available for acquisition, the City shall explore options to purchase this land to retain it in its current use for possible mitigation banking purposes or to develop as additional recreational opportunities for Escondido residents.</p>	<p>Open Space Land Use Policy 12.4 Explore options to purchase lands used for recreation or open space purposes within the Planning Area that are owned by other public agencies and available for acquisition, as appropriate. Retain such property acquisitions in their current use for possible mitigation banking purposes, or to develop as additional recreational opportunities for Escondido residents.</p>	
<p>Public Land Use Policy B6.4: To minimize public exposure to odors and public health risks from the Hale Avenue Sewage Treatment Plant, the City shall maintain a buffer zone around the plant within which development is restricted. The City should limit the amount of new residential development within this zone and should permit nonresidential uses that would not adversely impact the existing residences. Development proposals within this zone shall encourage the application of site planning and architectural layout techniques that would minimize exposure to odors.</p>	<p>Wastewater System Policy 11.13 Maintain a buffer zone around the HARRF limiting the amount of new residential development, and permit compatible non-residential development that utilizes site planning and architectural techniques that minimize public exposure to odors and health risks.</p>	
<p>Chapter: Land Use (Specific Planning Areas Categories)</p>		
<p>Specific Planning Area Policy B7.1: SPECIFIC PLANNING AREAS are intended for areas which require submittal of specific plans prior to development, as described in California Government Code Sections 65450 through 65507. In Chapter VIII, Specific Planning Areas, each Specific Planning Area is described in terms of its location, intended land use and building intensity, and development concept.</p> <p>The application of the Specific Planning Area is not limited to those shown on the Land Use Plan. Additional areas may be de-</p>	<p>Specific Planning Area Land Use Policy 11.2 Allow additional areas to be designated as Specific Planning Areas as requested by landowners/property owners subject to criteria defining the type of project, the character of the intended development, proposed land uses and intensities, pertinent conditions or restrictions on development, appropriate application process, and demonstration of how the proposed Specific Planning Area furthers the goals and objectives of the General Plan more effectively than existing land use designation(s).</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>fined by the City or can be requested by landowners/property owners. If a new Specific Planning Area is proposed, its approval shall require designation on the Land Use Plan and text appended to Chapter VIII, Specific Planning Areas, defining the location of the project, the character of the intended development, proposed land uses and intensities, and pertinent conditions or restrictions on development and demonstration of how the proposed SPA furthers the goals and objectives of the General Plan more effectively than existing designations.</p>	<p>Specific Planning Area Land Use Policy 11.4 Apply Specific Planning Area designations larger areas where community benefits can be demonstrated and define applicable zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of the particular area.</p>	
<p>Chapter: Land Use (Policies Regarding Neighborhood Tier Areas)</p>		
<p>Tier Policy C 22.1: Each neighborhood tier (subarea) boundary, as reflected in the Growth Management Element, is recognized as an individual neighborhood. Facilities Plans, Capital Improvements Plans and other financing will guide development in these areas ensuring each neighborhood is adequately provided with public facilities. Some neighborhoods will have Land Use Area Plans prepared which focus on smaller subareas to identify special considerations to enhance, preserve, restore or rehabilitate existing neighborhoods and facilities.</p>	<p>Deleted</p>	<p>General Planning by Tier Area has been replaced by city-wide planning efforts, or by facility zone areas (i.e. drainage basins, pump zones, etc)</p>
<p>Chapter: Land Use (Policies Regarding Land Use and Circulation)</p>		
<p>Circulation Policy D1.1: The City’s Circulation Plan, the graphic component of the Circulation Element, is designed to provide the accessibility necessary to serve the specific land uses proposed by the Land Use Plan and regional travel needs (see exhibit).</p>	<p>Complete Streets Policy 2.1 Ensure that the existing and future transportation system is interconnected and serves multiple modes of travel, such as walking, biking, transit, and driving for safe and convenient travel.</p>	
<p>Circulation Policy D1.2: The City shall support a balanced use of travel modes to address the transportation needs of all ages and to provide mobility for a variety of trip purposes. The City shall generally recognize the following priorities for new transportation facilities, in descending order: vehicular, transit, pedestrian, bicycle, and freight movement.</p>	<p>Complete Streets Policy 2.4 Evaluate access, safety, and convenience of various transportation modes for the following eight user groups for every project: pedestrians, children, disabled individuals, seniors, bicyclists, transit riders, motorists, and goods and services.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Circulation Policy D1.3: The City shall work with the adjacent communities and agencies of San Marcos and San Diego, the County of San Diego, Caltrans, North County Transit District (NCTD), San Diego Association of Governments (SANDAG) and other appropriate agencies to coordinate local traffic management reduction efforts and provide the maximum compatibility of adopted circulation plans involving the SANDAG Vision 2020 population model to determine Quality of Life compliance.</p>	<p>Regional Transportation Planning Policy 1.1 Cooperate with the San Diego Association of Governments (SANDAG), North County Transit District (NCTD), adjacent communities and other appropriate agencies to prepare, adopt, and implement a Regional Transportation Plan that defines mobility improvements and programs to support local and regional growth, and promotes reduction of single-occupancy vehicle travel and increased use of alternative modes of transportation.</p> <p>Street Network Policy 7.7 Require new development projects to analyze traffic impacts on the regional transportation system, and pay a fair-share contribution to regional transportation improvements.</p>	
<p>Circulation Policy D1.4: The City’s circulation system shall promote efficient intra- and inter-city travel to minimize disruption of established areas and to reduce pollutants associated with vehicles and traffic resulting from development.</p>	<p>Complete Streets Policy 2.3 Promote integrated transportation and land use decisions that enhance human-scale smart growth development served by complete streets, which facilitate multimodal transportation opportunities.</p> <p>Regional Transportation Planning Policy 1.3 Coordinate local traffic management efforts to be compatible and provide connectivity with adopted circulation plans in the region and regional transportation planning efforts.</p>	
<p>Chapter: Land Use (Policies Regarding the Street Network)</p>		
<p>Circulation Policy D2.1: The City shall plan, design, and implement a street system that recognizes the importance of the use and function of each street classification. These street classifications include Prime Arterial, Major Road, Collector street, and Local Collector. The function of each is described below and the general alignments of the Prime Arterial, Major Road, Collector street, and certain Local Collector streets are shown on the Circulation Plan. These classifications may be modified due to environmental issues, physical design constraints, impacts upon existing structures and neighborhoods and freeway interchange impacts.</p>	<p>Street Network Policy 7.1 Plan, design, and regulate roadways in accordance with the street classification in the Circulation Element Diagram.</p>	<p>Major portions of the policy have been reformatted into a table with graphics.</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>(a) Prime Arterial—The main function of this classification is to provide regional, subregional, and intracity travel services. Features include high design standards with six to eight travel lanes, raised landscaped medians, very limited access, and no parking.</p> <p>(b) Major Road—Major Roads should be long and continuous, offering intracity and subregional service. Access control and parking restrictions are important to assure proper function of this roadway. Typical standards include the provision for four to six travel lanes, no parking, and a raised and landscaped median for added safety and efficiency in providing protected left turns at only selected locations.</p> <p>(c) Collector Street—The Collector street system is designed for intracity travel as opposed to providing direct access to abutting properties. Typical design features include provisions for four travel lanes, controlled access, and very limited or no parking. Parking is restricted in areas where turn pockets or continuous turn lanes are provided.</p> <p>(d) Local Collector—The Local Collector street is designed to provide access between neighborhoods and local streets to the Collector street system. This classification should be viewed as a “filler” system in that it connects neighborhoods to a number of Collector streets. Design standards include provision for two travel lanes and parking, except in isolated occurrences where parking is removed to provide a turn lane at intersections. Two subcategories of this street classification are defined:</p> <p>(e) Rural Collector, which generally meets the design standards; however, parking lanes are generally are not provided. This allows the total street width to be minimized, thus reducing impacts to the rural area while still maintaining adequate traffic service and safety.</p> <p>(f) Business/Industrial Collector, which meets the general design criteria for Local Collector streets but is wider to provide two travel lanes, parking lanes, sidewalks, a continuous center turn lane, and has a greater structural section to accommodate heavy weight vehicle traffic.</p>		

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Circulation Policy D2.2: The Circulation Plan schematically shows the locations where different street classifications interface. Normally, the transition from one classification to another will occur in midblock areas to provide lane continuity at intersections. The design criteria (design speed, curve radii, etc.) for the higher classification shall generally take precedence through the transition area. The City Engineer shall review these transition areas and provide guidance in achieving this policy.</p>	<p>Complete Streets Policy 2.1 Ensure that the existing and future transportation system is interconnected and serves multiple modes of travel, such as walking, biking, transit, and driving for safe and convenient travel.</p>	
<p>Circulation Policy D2.3: The City shall establish level of service “C” as defined by the Highway Capacity Manual as amended or updated or such other national standard deemed appropriate by the City (Transportation Research Board Special Report 209, 1985), as the community’s goal for acceptable level of service. Level of service “C” represents stable traffic flow which is at the beginning range of conditions where individual users become significantly affected by the interaction of others in the traffic stream. Due to physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service “C” may not be feasible in all areas at all times. However, level of service “C” should be pursued in the ultimate implementation of the circulation system. All General Plan Amendments to reclassify Circulation Element streets should likewise pursue this goal. The City may approve alternatives to this policy based on a detailed review and consideration of other factors including, but not limited to, significant social and economic benefits to the public as a whole, impending street improvements, and location of street segment.</p>	<p>Street Network Policy 7.3 Strive to maintain LOS C or better throughout the City except for within the urban core (Figure ____). Strive to maintain LOS D or better within the urban core.</p>	<p>A map is proposed to delineate urban core areas where LOS traffic levels may differ from other areas in the General Plan</p>
<p>Circulation Policy D2.4: The City shall adopt design standards for all streets in accordance with their functional classifications and recognized design guidelines. In developing these guidelines, the City should consider Caltrans and American Association of State & Highway Transportation Officials (AASHTO) design standards. All streets within the City shall be designed in accordance with the adopted City of Escondido design standards.</p>	<p>Complete Streets Policy 2.5 Design streets in a manner that is sensitive to the local context and recognizes that the needs vary in mixed use, urban, suburban, and rural settings.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Circulation Policy D2.5: The City shall require new development to provide for local streets to serve the direct access needs of abutting property. These streets should be designed with a discontinuous pattern to discourage through-traffic. They generally should not intersect with Collector or higher classification streets. Typical design features provide for two travel lanes with parking on both sides of the street. Local streets include loop streets and cul-de-sacs</p>	<p>Street Network Policy 7.7 Require new development projects to analyze their local traffic impacts, and construct and implement the improvements required for that development.</p>	<p>Much of this information is relocated to a table in the General Plan</p>
<p>Circulation Policy D2.6: The City may permit construction of private streets within individual planned development projects, provided that they are designed structurally to meet City standards; that they are intended only to serve project occupants; that they satisfy emergency vehicle access requirements; and, that the homeowners association and/or property owner provide a viable program for financing regular street maintenance. Private streets may be designed with narrower rights of way, subject to City approval.</p>	<p>Street Network Policy 7.7 Require new development projects to analyze their local traffic impacts, and construct and implement the improvements required for that development.</p>	
<p>Circulation Policy D2.7: The City shall institute street access guidelines consistent with the street classifications. These shall be applied, where feasible, to all new developments. The following guidelines shall be used to define appropriate access:</p> <ul style="list-style-type: none"> (a) The City shall prohibit driveway access to Prime Arterials and Major Roads wherever possible. (b) Access to Major Roads and Collector streets shall be limited through the use of medians and access controls to maintain street capacity. (c) When permitted, access along Prime Arterials, Major Roads, and Collector streets should be located at least the minimum distance established in the design standards from the ends of the curb returns. 	<p>Street Network Policy 7.11 Enhance the safety and efficiency of accessing the public street network from private properties by:</p> <ul style="list-style-type: none"> a) Controlling driveway access locations on Prime Arterials and Major Roads; b) Installing medians and access controls on Collector Roads and higher classifications; c) Maintaining minimum distances from intersections for accessing Prime Arterials, Major Roads, and Collector streets; d) Consolidating driveway access; and, e) Encouraging interconnected parking lots 	
<p>Circulation Policy D2.8: The City will establish a policy of consolidating driveway access points along classified streets of Collector and above. This policy will enhance and protect the capacity and safety of classified streets by reducing potential traffic conflicts.</p>	<p>Deleted</p>	<p>Policy Language incorporated into Street Network Policy 7.11</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Circulation Policy D2.9: The City shall adopt Specific Alignment Plans when “standard equal-sided” widening is not adequate for future needs or when special conditions exist which require a detailed implementation plan. The City shall adopt specific alignment plans prior to the acceptance for processing development proposals that affect the alignment. The need for such plans will be indicated by the following:</p> <ul style="list-style-type: none"> (a) Variable terrain or other environmentally sensitive areas may preclude standard equal-sided widening. (b) Alignment considerations are necessary because of existing street designs and/or land use configurations. (c) Development proposals identify the need for special attention 	<p>Street Network Policy 7.2 Allow Specific Alignment Plans for unique situations when standard widening is not adequate for future needs or when special conditions / constraints exist which require a detailed implementation plan.</p>	
<p>Circulation Policy D2.10: The City will coordinate efforts with adjacent jurisdictions to ensure adequate and consistent roadway widths, alignments, and classifications are preserved for streets throughout the Planning Area.</p>	<p>Regional Transportation Planning Policy 1.3 Coordinate local traffic management efforts to be compatible and provide connectivity with adopted circulation plans in the region and regional transportation planning efforts.</p>	
<p style="text-align: center;">Chapter: Land Use (Policies Regarding Roadway Improvements)</p> <p>Circulation Policy D3.1: The City shall require dedication and improvement of necessary rights-of-way along Circulation Plan streets at the time of Tentative Map and/or Building Permit approval, whichever occurs first. All projects shall be required to construct street improvements in accordance with the street classification shown in the Circulation Plan, and off-site improvements that are needed due to the development proposal. Off-site improvements shall be made such that the City’s Quality of Life Standard for Traffic and Transportation is achieved. In addition, the City shall require dedication of right-of-way pursuant to the street classification standards.</p>	<p>Street Network Policy 7.6 Ensure that identified mobility system improvements are developed in a timely manner to meet the needs of the community.</p> <p>Street Network Policy 7.7 Require new development projects to analyze their local traffic impacts, and construct and implement the improvements required for that development.</p> <p>Transit System Policy 5.9 Construct, when appropriate, transit facilities including bus pullouts on Prime Arterials, Major Roads, and Collector streets.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Circulation Policy D3.2: The City shall provide adequate traffic safety measures on all new roadways and shall strive to provide adequate traffic safety measures on existing roadways subject to fiscal and environmental considerations. These measures may include, but not be limited to, appropriate levels of maintenance, proper street design, traffic control devices (signs, signals, striping), street lighting, and coordination with the school districts and other agencies.</p>	<p>Street Network Policy 7.4 Provide adequate traffic safety measures on all new roadways and strive to provide adequate traffic safety measures on existing roadways subject to fiscal and environmental considerations. These measures may include, but not be limited to, appropriate levels of maintenance, proper street design, traffic control devices (signs, signals, striping), street lighting, and coordination with the school districts and other agencies.</p>	
<p>Circulation Policy D3.3: The City should give high priority to funding capital improvement projects which either complete links on the circulation system, relieve existing congestion in the urbanized tier, correct unsafe conditions on existing streets or improve the regional circulation system.</p>	<p>Street Network Policy 7.5 Provide high priority to funding capital improvement projects that complete links to the circulation system, relieve existing congestion in the urban core (Figure ___), correct unsafe conditions on existing streets and/or improve the regional circulation system.</p>	
<p>Circulation Policy D3.4: The City shall, where feasible, interconnect traffic signals to form area networks or corridor systems. These systems shall be timed to facilitate the flow of through-traffic, thus enhancing the movement of vehicles and goods through the City while reducing fuel consumption and air pollution.</p>	<p>Street Network Policy 7.9 Synchronize traffic signals where feasible and appropriate to facilitate the flow of through-traffic, thus enhancing the movement of vehicles and goods through the City while reducing fuel consumption and air pollution.</p>	
<p>Circulation Policy D3.5: The financing of adequate Circulation/Transportation System improvements is to be generally accomplished as follows: TIER I: Level of service standards are maintained through the Capital Improvement Program, impact fees, and requirements of project development. TIER II: Maintenance of level of service standards occurs through the Capital Improvement Program and subarea facilities plans. TIER III: Level of service standard is maintained through the Capital Improvement Program, impact fees, and requirements of project development. A variety of financing mechanisms will be explored by the City throughout the lifetime of this General Plan.</p>	Deleted	<p>The Updated General Plan has eliminated a “tier” system and proposes to operate on a “city-wide” or “facility wide” basis.</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Chapter: Land Use (Policies Regarding Transportation System Management)		
Circulation Policy D4.1: The City shall encourage the reduction of total number of vehicle trips through development and implementation of a Transportation Demand Management (TDM) program. This may include, but shall not be limited to, site-specific peak-hour traffic-management plans, requirements for ride sharing, encouragement of ride sharing in the public and private sector, provision for park-and-ride facilities adjacent to the regional transportation system, and support for transit subsidies.	TDM Policy 6.1 Develop and implement Transportation Demand Management (TDM) and complete street programs to reduce automobile travel demand that may include, but shall not be limited to: preparing site-specific peak-hour traffic-management plans; promoting ride-sharing and carpooling for residents and non-residents through preferential parking; providing park-and-ride facilities adjacent to the regional transit system; and supporting transit subsidies.	
Circulation Policy D4.2: The City shall update and maintain a Bikeway Plan with facilities that connect residential areas with schools, parks, and major employment centers.	Bicycle Network Policy 4.1 Maintain and implement a Bicycle Master Plan that enhances existing bicycle routes and facilities; defines gaps and needed improvements; prescribes an appropriate Level of Service; outlines standards for their design and safety; describes funding resources; and involves the community.	
Circulation Policy D4.3: The City shall generally require pedestrian facilities along all classified streets designated on the Circulation Plan.	Pedestrian Network Policy 3.3 Maintain a pedestrian environment accessible to all that is safe, attractive, and encourages walking.	
Circulation Policy D4.4: The City shall require that adequate off-street parking be provided for properties. This shall assume that on-street parking will not be available on Prime Arterials, Major Roads, and Collector streets in most cases since it is necessary to utilize the curb-to-curb width for vehicle traffic and transit and bicycle uses. In no instance shall required parking be provided on-street.	Parking Policy 8.1 Ensure off-street and on-street parking is adequate, considering access to transit facilities and mix of uses in the surrounding area.	
Circulation Policy D4.5: The City shall maintain curb-use priorities that consider, in descending order, the needs of through-traffic, short- and long-term parking, transit stops, and passenger loading needs.	Complete Streets Policy 2.4 Evaluate access, safety, and convenience of various transportation modes for the following eight user groups for every project: pedestrians, children, disabled individuals, seniors, bicyclists, transit riders, motorists, and goods and services.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Circulation Policy D4.6: The City shall not allow the use of public streets for freight loading and unloading.	Goods and Services Transport Policy 10.3 Discourage use of public streets for freight loading and unloading	
Chapter: Land Use (Policies Regarding Public Transit)		
Circulation Policy D5.1: The City shall cooperate with the North County Transit District (NCTD) to attain a balance of transportation opportunities. This shall include the establishment of criteria to implement transit improvements, short/long-range service plans, corridor improvements, transit centers, and the preservation of rights-of-way for commuter-rail lines.	Transit System Policy 5.1 Collaborate with the North County Transit District (NCTD) on their transit system to facilitate effective, convenient, and efficient transit modes to meet the needs of residents and visitors including seniors, disabled persons, and transit-dependent persons.	
Circulation Policy D5.2: The City shall require developers to construct, when appropriate, transit facilities including bus pullouts on Prime Arterials, Major Roads, and Collector streets and bus stop amenities, including shelters and benches.	Transit System Policy 5.8 Require that new developments incorporate transit-supporting facilities into the project design, where appropriate.	
Circulation Policy D5.3: The City shall cooperate with the NCTD to establish transit stops adjacent to senior housing projects, areas with high concentrations of medical facilities, and major employment centers.	Transit System Policy 5.3 Coordinate with the NCTD to establish transit stops in areas of concentrated activity such as near senior housing projects, medical facilities, major employment centers, and mixed use areas.	
Circulation Policy D5.4: The City shall cooperate with NCTD, Caltrans, SANDAG, and other appropriate agencies to plan and implement a commuter rail system. This shall include the appropriate location of stops, service schedules, feeder bus routes and parking needs.	Transit System Policy 5.5 Cooperate with NCTD, Caltrans, SANDAG, and other appropriate agencies to expand the commuter rail system. This shall include the appropriate location of stops, service schedules, bus routes and parking needs.	
Circulation Policy D5.5: The City shall cooperate with the NCTD to assure that transit centers and major stops have adequate bicycle and pedestrian access, including secure bicycle storage, where appropriate.	Transit System Policy 5.4 Coordinate with the NCTD to accommodate transit centers and major stops with adequate bicycle and pedestrian access, secure bicycle storage, where appropriate, and include facilities that are well designed, provide appropriate lighting, safe, comfortable, and attractive.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Circulation Policy D5.6: The City, in coordination with the NCTD, shall encourage the utilization of the multimodal transit center by coordinating bus routes and requiring, when applicable, shuttle services to major employers.</p>	<p>TDM Policy 6.2 Encourage employers to offer programs, facilities, and incentives to their employees that would promote carpooling, transit use, and use of other alternative modes.</p> <p>TDM Policy 6.3 Establish a TDM program for City employees that promote carpooling, use of transit, and use of alternative modes of transportation.</p>	
	ADDITIONAL COMPLETE STREETS POLICIES	
	<p>Complete Streets Policy 2.6 Ensure that the entire right-of-way is designed to accommodate appropriate modes of transportation.</p>	
	<p>Complete Streets Policy 2.7 Remove barriers, where feasible, to allow people of all abilities to access the mobility infrastructure serving the community.</p>	
	<p>Complete Streets Policy 2.8 Promote the provision of multimodal access to activity centers such as commercial centers and corridors, employment centers, transit stops/stations, schools, parks, recreation areas, and tourist attractions.</p>	
	<p>Complete Streets Policy 2.9 Regularly review, update and collect adequate traffic impact fees and ensure the efficient allocation of state and regional funding sources for the development and maintenance of local transit and transportation improvements and operations.</p>	
	ADDITIONAL PEDESTRIAN NETWORK POLICIES	
	<p>Pedestrian Network Policy 3.1 Prepare and regularly update a Pedestrian Master Plan that identifies and defines the following: level of service standards for pedestrian facilities; type and location of pedestrian-oriented streets and pathways; way-finding program, standards for sidewalk width, improvements, amenities, and street crossings; outline and timeframe of needed public improvements; and developer responsibilities.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Pedestrian Network Policy 3.2 Develop and manage pedestrian facilities to maintain an acceptable Level of Service as defined in the Pedestrian Master Plan.	
	Pedestrian Network Policy 3.4 Preserve and enhance pedestrian connectivity within existing neighborhoods via the Escondido Creek trail, sidewalks, and trails, and require a pedestrian network in new developments that provides efficient and well-designed connections to adjacent land uses, commercial districts, schools, and parks.	
	Pedestrian Network Policy 3.6 Enhance pedestrian visibility by enforcing “no parking” restrictions at intersection approaches, improving street lighting, and identifying required clearances to minimize obstructions.	
	Pedestrian Network Policy 3.7 Encourage and support the development of pedestrian-friendly mixed-use, commercial, transit-oriented, and multi-tenant office districts with active, accessible, connected, and unique public spaces that promote walking.	
	Pedestrian Network Policy 3.8 Repair sidewalk and pedestrian paths in the public-right-of-way that impede pedestrian travel, and maintain the pedestrian network in a manner that facilitates accessibility and safety.	
	Pedestrian Network Policy 3.9 Support “safe routes to schools” programming and partner with schools, non-profit organizations, and transit agencies with the goal of encouraging more children to walk and bike to school in a safe environment.	
	Pedestrian Network Policy 3.10 Design and construct streetscape improvements to reduce stormwater and pollutant runoff into the drainage system, using such techniques as urban bio-swales for the filtering of pollutants and permeable hardscapes.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL BICYCLE NETWORK POLICIES	
	Bicycle Network Policy 4.2 Develop and manage bicycle facilities to maintain an acceptable Level of Service as defined in the Bicycle Master Plan.	
	Bicycle Network Policy 4.3 Promote bicycling as a common mode of transportation and recreation to help reduce traffic congestion and improve public health.	
	Bicycle Network Policy 4.4 Develop bicycle routes and facilities that connect to transit stations, employment and commercial centers, schools, libraries, cultural centers, parks, the Escondido Creek trail, and other frequently visited destinations throughout the community and region where they do not exist.	
	Bicycle Network Policy 4.5 Coordinate with adjacent jurisdictions the development of bicycle routes that provide connectivity between the communities.	
	Bicycle Network Policy 4.6 Incorporate bicycle parking facilities in public places such as transit stops, libraries, and parks, where feasible.	
	Bicycle Network Policy 4.7 Require larger new development projects (e.g., employment centers, educational institutions, and commercial centers) to provide connections to existing and proposed bicycle routes, as well as bicycle parking, personal lockers, showers, and other bicycle support facilities to encourage biking.	
	Bicycle Network Policy 4.8 Support education programs for motorists and bicyclists regarding bicycling safety and the public health and environmental benefits of bicycling.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL TRANSIT SYSTEM POLICIES	
	Transit System Policy 5.2 Cooperate with the North County Transit District (NCTD) to increase the use of transit by maintaining services within the City that are timely and cost effective; establishing criteria for transit improvements (including grade separated rail crossings); locating routes and access points that are responsive to growth patterns; developing short and long-range service plans; and preserving the rights-of-way for commuter-rail lines.	
	Transit System Policy 5.6 Work with the High Speed Rail Authority (HSRA), SANDAG, and other pertinent agencies to coordinate the development of a high-speed rail station to ensure its compatibility with adjoining uses and connectivity with local pedestrian, bicycle, transit, and automobile transportation systems.	
	Transit System Policy 5.7 Provide connections to transit stations by identifying roadway, bikeway, and pedestrian way improvements to be constructed within ½ mile of every major transit station.	
	Transit System Policy 5.10 Provide safe and efficient multi-modal access to and within transit stations, complying with ADA standards.	
	ADDITIONAL PARKING POLICIES	
	Parking Policy 8.2 Consider reducing parking requirements as transit ridership increases due to increased development intensities and mix of uses broaden in the downtown and at transit stations over time.	
	Parking Policy 8.3 Encourage parking in shared surface lots or parking structures to make the most efficient use of land.	
	Parking Policy 8.4 Maximize shared parking opportunities for uses with varied peak parking periods.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL TRAFFIC CALMING POLICIES	
	Traffic Calming Policy 9.1 Reduce congestion in areas surrounding schools, parks, and other activity centers by applying effective traffic management solutions.	
	Traffic Calming Policy 9.2 Encourage the use of innovative methods for traffic control (such as roundabouts, curb extensions, and traffic circles) that can add character and create opportunity for improved aesthetics while effectively managing traffic.	
	Traffic Calming Policy 9.3 Protect residential neighborhoods from cut-through traffic and other traffic-related issues by implementing appropriate traffic calming measures.	
	ADDITIONAL GOODS & SERVICES TRANSPORT POLICIES	
	Goods and Services Transport Policy 10.1 Designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.	
	Goods and Services Transport Policy 10.2 Minimize noise and other impacts of truck traffic and deliveries in residential and mixed-use neighborhoods by limiting when these can occur.	
	Goods and Services Transport Policy 10.4 Encourage businesses to schedule deliveries at off-peak traffic periods.	
	Goods and Services Transport Policy 10.5 Work with railroad operators to facilitate the transport by rail of goods through the city.	
	Goods and Services Transport Policy 10.6 Work with railroad operators to coordinate freight train schedules to occur during off-peak travel hours.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL AVIATION POLICIES	
	Aviation Policy 11.1 Monitor private and public airport related activities in the vicinity of Escondido to ensure compatibility with General Plan land uses and policies.	
	Aviation Policy 11.2 Require all development located within the Airport Influence Area of the Airport Land Use Compatibility Plan for the McClellan-Palomar Airport to be located and constructed in conformance with the Plan.	
	Aviation Policy 11.3 Review San Diego International and McClellan-Palomar Airports' expansion plans to ensure their range of aviation services meets the present and future needs of residents and the business community.	
	Aviation Policy 11.4 Collaborate with Palomar / Pomerado Health District regarding emergency medical helicopter services to facilitate access and minimize disruption to area residents.	
Chapter: Community Facilities and Services (Policies Regarding Human Services)		
Human Services Policy B1.1: The City will continue to support programs to meet social needs which are either unserved by other public and private agencies or which the City can deliver in a more efficient and/or economical manner.	Health and Wellness Policy 1.2 Encourage and promote public and private sector education, training and wellness programs designed to improve health and wellness for all residents.	Policy changes reflect updated trends for promoting health and wellness
Human Services Policy B1.2: The City will pursue sources of federal, state, regional, and/or private resources to address social problems.	Health and Wellness Policy 1.3 Pursue sources of federal, state, regional, and/or private resources that provide funding for education, training, preventative treatment, and other programs for enhancing community health and wellness.	
Human Services Policy B1.3: The City shall encourage the joint use of public facilities for educational, recreational, and cultural activities for youths, adults, and seniors.	Parks and Recreation Policy 2.12 Maintain existing and pursue additional agreements with Escondido school districts that enable city residents to jointly use school facilities for recreational purposes.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Human Services Policy B1.4: The City shall provide job opportunities for the economically, physically, and socially disadvantaged wherever possible and shall cooperate with other appropriate institutions and agencies who currently provide these opportunities.</p>	<p>Older Adult, Disabled, Disadvantaged Services Policy 8.9 Cooperate with appropriate institutions and agencies who provide job opportunities for the economically, physically, and socially dis-advantaged.</p>	
<p>Human Services Policy B2.1: The City shall continue to allow small child care and/or older adult care facilities in all residential zones as a permitted use consistent with state law and local provisions.</p>	<p>Childcare Policy 7.1 Allow small family day care facilities in all residential zones as a permitted use consistent with state law and local provisions. Childcare Policy 7.2 Allow large family day care facilities in all residential, commercial and professional zoning districts as a conditional use except where permitted by right pursuant to state law. Older Adult, Disabled, Disadvantaged Services Policy 8.1 Allow adult care facilities in all residential zones as a permitted use consistent with state law and local provisions.</p>	<p>Policy changes reflect updated trends for promoting health and wellness</p>
<p>Human Services Policy B2.2: The City shall review all conditional use permit applications for all day-care facilities to ensure that they are conveniently accessible to surrounding residents within the neighborhood. The most desirable locations for child care shall be at schools, near parks, and within master-planned developments. The most desirable locations for older adult care may be in or near community agencies or facilities with older adult services or programs.</p>	<p>Childcare Policy 7.4 Promote conveniently accessible childcare facilities near transit stops, schools, and parks, and within master-planned developments. Older Adult, Disabled, Disadvantaged Services Policy 8.3 Support the use of public facilities, schools, churches, and space within other organizations to accommodate services for older, disabled and/or disadvantaged residents.</p>	
<p>Human Services Policy B2.3: Large day-care facilities shall be permitted in all residential, commercial and professional zoning districts as a conditional use except where permitted by right pursuant to state law or by a Land Use Area Plan. Child care facilities and/or older adult care facilities shall not be permitted in industrial zones due to potentially hazardous conditions in such area.</p>	<p>Childcare Policy 7.3 Prohibit family day care facilities in industrial zones due to potentially hazardous conditions. Older Adult, Disabled, Disadvantaged Services Policy 8.2 Prohibit adult care facilities in industrial zones due to potentially hazardous conditions.</p>	
<p>Human Services Policy B2.4: The City shall encourage the development of child care and/or older adult care facilities within residential and commercial land use designations to meet the needs of residents and employees by adopting a program of incen-</p>	<p>Childcare Policy 7.5 Support the use of public facilities, schools, churches, and space within other organizations to accommodate childcare facilities.</p>	<p>Policy changes reflect current practices.</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>tives for developers to provide such facilities. Implementation may include, but is not limited to:</p> <ul style="list-style-type: none"> (a) acceptable use of modular units compatible with surrounding area; (b) related fees reduced for residential or commercial projects; and (c) staff support and technical assistance which may include: <ul style="list-style-type: none"> (1) a designated City “specialist” and early review of plans for child care and/or older adult care centers; (2) development of guidelines and a procedural handbook for streamlined permit/review process; (3) ordinance establishing developers’ fees or in-kind contributions of land, facilities, information and referral assistance, and/or subsidy vouchers to be used to reduce child-care costs, and reconciliation of child-care licensing requirements with City requirements and standards. (4) development of a marketing/media campaign for residential, business, and commercial and shopping center development to include child or older adult care facilities; (5) staff participation on Community Advisory Board for child-care providers to develop standards and identify sources of funding for child care; 	<p>Childcare Policy 7.6 Encourage large employers to include childcare facilities on-site as appropriate</p>	
<p>Human Services Policy B2.5: The City shall support the use of public facilities, schools, churches, and space within other organizations to accommodate child care and/or older adult services by considering reduced applicable fees. A finding that such uses are compatible with the above must be made prior to a reduction in fees.</p>	<p>Deleted</p>	<p>Language incorporated and consolidated in Policy 7.5 above)</p>
<p>Human Services Policy B3.1: Owners and operators of public, non-profit, and private facilities, particularly those related to health and human services, shall be encouraged to develop or incorporate facilities and services for older adults.</p>	<p>Older Adult, Disabled, Disadvantaged Services Policy 8.4 Encourage owners and operators of public, non-profit, and private facilities, particularly those related to health and human services, to develop or incorporate facilities and services for older adults, disabled, and disadvantaged residents.</p>	<p>Policy changes reflect updated trends for promoting health and wellness</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Human Services Policy B3.2: The City shall address the community safety and personal protection needs of older adults.</p>	<p>Older Adult, Disabled, Disadvantaged Services Policy 8.6 Work with appropriate agencies to address the community safety and personal protection of older adults, disabled and disadvantaged residents.</p>	
<p>Human Services Policy B3.3: The City shall assure that information about acquiring or accessing community resources is available. The City shall encourage the use of older adults as volunteer resources and shall form partnerships with other programs that will provide mutually beneficial educational and volunteer opportunities.</p>	<p>Older Adult, Disabled, Disadvantaged Services Policy 8.7 Encourage the use of older adults as volunteer resources and partner with other agencies to provide mutually beneficial educational and volunteer opportunities.</p>	
<p>Human Services Policy B3.4: The City shall encourage the coordination and monitoring of the community’s progress in identifying and meeting the needs of older adults. The needs of older adults can be based on risk factors such as, but not limited to, living status, income level, health status, ethnicity, and level of mobility.</p>	<p>Older Adult, Disabled, Disadvantaged Services Policy 8.8 Encourage the coordination and monitoring of the community’s progress in identifying and meeting the needs of older, disabled, and disadvantaged residents based on possible risk factors such as, but not limited to, living status, income level, health status, ethnicity, and level of mobility.</p>	
	<p>ADDITIONAL HEALTH AND WELLNESS POLICIES:</p>	
	<p>Health and Wellness Policy 1.1 Ensure adequate and convenient access to healthcare, parks, libraries, cultural arts, schools, childcare facilities and services for all residents.</p>	Policy changes reflect updated trends for promoting health and wellness
	<p>Health and Wellness Policy 1.4 Ensure that health and human services facilities are easily accessible, distributed equitably throughout the city in a manner that makes the best use of existing facilities, and are compatible with adjoining uses.</p>	
	<p>Health and Wellness Policy 1.5 Collaborate with health care providers and other community partners in identifying health and wellness issues and developing and implementing a community-based approach for improving and maintaining healthy lifestyles.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Health and Wellness Policy 1.6 Collaborate with school districts to create opportunities for children to be active to promote health and wellness, as well as to curb obesity.</p>	
	<p>Health and Wellness Policy 1.7 Continue to provide city parks and recreation programs and support private recreational programs for all age groups to provide opportunities for residents to participate in activities as a means to promote a healthy lifestyle.</p>	
	<p>Health and Wellness Policy 1.8 Allow the creation and operation of community gardens, urban farms, and farmers' markets that enhance the community's access to healthy foods.</p>	
	<p>Health and Wellness Policy 1.9 Prioritize new sources of healthy and fresh food in underserved areas.</p>	
	<p>Health and Wellness Policy 1.10 Encourage school districts to establish and maintain nutritional standards for school lunches and to serve healthy foods.</p>	<p>Policy changes reflect updated trends for promoting health and wellness</p>
	<p>Health and Wellness Policy 1.11 Encourage the revitalization of existing urban areas to achieve improvements in overall public health by promoting a healthier living environment that includes walkable neighborhoods, access to re-creation and open space, healthy foods, medical services, and transit.</p>	
	<p>Health and Wellness Policy 1.12 Coordinate with appropriate agencies to support pest/vector management strategies (e.g., mosquito control) and public education.</p>	
	<p>Older Adult, Disabled, Disadvantaged Services Policy 8.10 Support institutions and agencies that assist and provide necessary services for older adults who desire to "age in place."</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Older Adult, Disabled, Disadvantaged Services Policy 8.5 Work with the County Health and Human Services Department to site facilities that meet basic needs of the city's senior, disabled, and disadvantaged resident population such as access to healthcare, transit, housing, and supportive services such as volunteer opportunities, mentorship, outreach, legal advice, advocacy, and case management.</p>	
<p>Chapter: Community Facilities and Services (Policies Regarding Parks and Recreation)</p>		
<p>Parks & Rec. Policy C1.1: The City of Escondido shall assist in the coordinated planning, development and, where appropriate, maintenance of unique regional amenities within and adjacent to the community. These amenities include: Kit Carson Park, Daley Ranch, Lake Wohlford Regional park, Lake Dixon Regional Park, San Dieguito Corridor Regional park and Felicita County Park. This regional recreational and open space amenity system shall be planned, developed and implemented in coordination with the existing system of "Neighborhood" and "Community" parks throughout the City of Escondido and the Planning Area.</p>	<p>Parks and Recreation Policy 2.16 Assist in the coordinated planning, development, and maintenance of unique regional amenities within and adjacent to the community, including Kit Carson Park, Daley Ranch, Lake Wohlford Regional Park, Lake Dixon Regional Park, San Dieguito River Valley Park and Felicita County Park.</p>	<p>Policies have generally been restructured as "action oriented" statements consistent with updated General Plans.-</p>
<p>Parks & Rec. Policy C1.2: The City of Escondido shall provide a minimum of 5.9 acres of developed active "Neighborhood" and "Community" parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. School playground areas may be included as park acreage, provided, however, that neighborhood park amenities and facilities are provided and open to the public as determined by the City Council.</p>	<p>Parks and Recreation Policy 2.3 Provide a minimum of 5.9 acres of developed active Neighborhood, Community, and Urban parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. School play-ground areas can be included as park acreage if these facilities are open to the public as determined by the City Council.</p>	
<p>Parks & Rec. Policy C1.3: Priority shall be given to acquiring and developing neighborhood (and pocket) parks in urban areas with the greatest need. School playground areas may be included as park acreage provided, however, that neighborhood park amenities and facilities are provided and open to the public.</p>	<p>Parks and Recreation Policy 2.10 Prioritize park acquisition in areas with the greatest need including the northern expansion of Grape day Park and in urban areas within a reasonable walking distance from transit.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Parks & Rec. Policy C1.4: A master plan of trails shall be adopted in coordination with the County, City of San Diego, City of San Marcos, and San Dieguito River Valley Regional Open Space Park. The master plan will address specific trail alignments, standards, types of trails, signage, implementation strategies and other factors as determined by the City Council.</p>	<p>Trail Network Policy 2.1 Maintain and periodically update a master plan of trails in coordination with the County, City of San Diego, City of San Marcos, and San Dieguito River Valley Regional Open Space Park that addresses specific trail alignments, standards, types of trails, signage, implementation strategies and other factors as determined by the City Council.</p> <p>Trail Network Policy 2.2 Expand and improve the Escondido Creek trail with the city’s trail network that links urban areas with rural and open space areas to promote opportunities for recreation, education, interpretation, and alternative transportation.</p>	
<p>Parks & Rec. Policy C1.5: The City of Escondido shall also undertake a parks acquisition and improvement program to accommodate future growth needs, and shall develop an improvement program for future growth through General Plan buildout.</p>	<p>Parks and Recreation Policy 2.2 Provide an adequate system of neighborhood, community, urban, and regional parks and related recreational facilities/services for incorporation into the open space system.</p> <p>Parks and Recreation Policy 2.11 Undertake a parks acquisition and improvement program to accommodate future growth needs.</p>	
<p>Parks & Rec. Policy C1.6: Sites being considered for development as new active “Community” parks should meet all the following standards:</p> <ul style="list-style-type: none"> (a) The topography and land configuration should be suitable to accommodate the park’s proposed uses. A minimum of 65 percent of the park land area should be useable for active recreation areas; (b) Sites should have or be able to achieve safe pedestrian and bicycle access; (c) Sites should be visible from the street to enhance enjoyment of the park by people driving by and to facilitate security surveillance; (d) A minimum site area of fifteen (15) acres is desired; (e) Noise and light generated by park use should be mitigated to avoid disturbing adjacent residents; (f) Parks should be buffered from adjacent residences through the 	<p>Parks and Recreation Policy 2.5 Design and construct Urban, Neighborhood, and Community Parks consistent with the standards and guidelines in Figures __.</p>	<p>Policy reformatted to provide information in a table</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>use of landscaping, berms or other treatments; and</p> <p>(g) “Community” Parks should be located in residential neighborhoods with at least one access point on a Collector road or larger street classification. Whenever possible, these facilities should be located adjacent to public schools.</p>		
<p>Parks & Rec. Policy C1.7: “Community” parks may include, but shall not be limited to, the following activity areas/facilities:</p> <p>(a) multi-purpose turf areas;</p> <p>(b) play equipment for both pre-school and elementary school age children;</p> <p>(c) opportunities for passive recreation;</p> <p>(d) bike paths which are linked to a citywide bike trail system;</p> <p>(e) off-street parking facilities;</p> <p>(f) multi-use court areas and athletic areas; and</p> <p>(g) restrooms and/or multi-use recreation buildings.</p> <p>Specific activity areas/facilities should be planned, in consultation with area residents in order to respond to the recreational needs of the surrounding residents.</p>	<p>Parks and Recreation Policy 2.5 Design and construct Urban, Neighborhood, and Community Parks consistent with the standards and guidelines in Figures __.</p>	<p>Policy reformatted to provide information in a table</p>
<p>Parks & Rec. Policy C1.8: The City of Escondido shall continue strong support of recreational programs for all age groups.</p>	<p>Parks and Recreation Policy 2.20 Provide public and support private recreational programs that serve residents of all ages, backgrounds, and interests.</p>	<p>Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-</p>
<p>Parks & Rec. Policy C1.9: If land purchased for use as a public park is taken for another use, the City shall require that the land be replaced on an acre per acre basis including park facilities so that there is no net loss in total park acreage or facilities. Revenues generated from the sale of the park land shall be used to acquire the replacement park land.</p>	<p>Parks and Recreation Policy 2.8 Require no net loss of total park acreage or facilities for property purchased for use as a public park that is subsequently redeveloped for another use. Require that all revenues generated from the sale of the park land be used for park development.</p>	
<p>Parks & Rec. Policy C1.10: “Neighborhood” parks of approximately 2-5 acres should be developed in residential areas where there is insufficient land to accommodate a 15-acre “Community” park. A large majority of this land shall be useable for active recreation. These parks may include but are not limited to, the</p>	<p>Parks and Recreation Policy 2.5 Design and construct Urban, Neighborhood, Community, and Regional Parks consistent with the standards and guidelines in Figures __.</p>	<p>Policy reformatted to provide information in a table</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>following activity areas/ facilities:</p> <ul style="list-style-type: none"> (a) multi-purpose turf area; (b) play equipment for both pre-school and elementary school age children; (c) opportunities for passive recreation; (d) restroom facilities; and Neighborhood parks shall be located in residential neighborhoods with at least one access point off a Collector road. Whenever possible, these facilities shall be placed adjacent to public schools. Pocket parks shall include similar facilities and characteristics as neighborhood parks but are smaller than two acres and typically will not include restroom facilities. 		
<p>Parks & Rec. Policy C1.11: The City shall endeavor to maintain joint-use agreements with the Escondido school districts which enable the City to use these facilities for recreational activities for the general public when school is not in session.</p>	<p>Parks and Recreation Policy 2.12 Maintain existing and pursue additional agreements with Escondido school districts that enable city residents to jointly use school facilities for recreational purposes.</p>	<p>Policy reformatted to provide information in a table</p>
<p>Parks & Rec. Policy C1.12: The City’s “Regional” parks will continue to provide opportunities for active and passive recreation also offered in Community parks. In addition, they should serve a broader function of protecting significant landforms providing scenic views, preserving wildlife habitat, and offering Escondido residents access to natural areas. Activities offered in “Regional” parks may include many activities found in “Community” parks provided they are compatible with the natural areas of the Regional Parks. They may also include the following:</p> <ul style="list-style-type: none"> (a) nature-hiking trails; (b) equestrian centers and trails; (c) jogging paths; (d) nature interpretive centers; (e) areas for rustic tent camping as well as for camping with recreational vehicles; (f) wildlife sanctuaries; (g) youth camps; and (h) retreat centers. 	<p>Deleted</p>	<p>Language addressed in Parks and Recreation Policy 2.5</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Parks & Rec. Policy C1.13: The City shall provide a minimum of two (2) community centers and additional Special Service Facilities that serve a single recreational function, the recreational needs of a special population, and/or indoor recreational activities prior to buildout of the General Plan. These facilities should be on or adjacent to “Regional” and/or “Community” parks, existing school sites, or part of a planned “Community Facilities Cluster.” Such facilities may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> (a) swimming pools; (b) lighted or unlighted athletic facilities; (c) community buildings containing, classrooms, meeting rooms, etc.; (d) satellite senior citizen centers; (e) branch libraries; (f) child care centers; (g) golf courses; (h) community gardens; and (i) equestrian centers. 	<p>Parks and Recreation Policy 2.6 Maintain a minimum of two (2) community centers and consider opportunities for additional centers commensurate with population growth to accommodate specialized recreational functions, the recreational needs of special populations, and/or indoor recreational activities that include, but are not limited to:</p> <ul style="list-style-type: none"> a) Swimming pools; b) Lighted or unlighted athletic facilities; c) Classrooms, meeting rooms, etc.; d) Facilities for child care, teens, and seniors; e) Branch libraries; h) Golf courses; i) Community gardens; and j) Equestrian centers. 	
<p>Parks & Rec. Policy C1.14: The City shall generally collect park development fees to finance acquisition and development of recreational facilities. In lieu of collecting park development fees, the dedication of land for such facilities may be considered subject to City approval.</p>	<p>Parks and Recreation Policy 2.4 Require new residential development to contribute fees to finance acquisition and development of park and recreational facilities in compliance with the standards stipulated by Parks and Recreation Policy 2.3. Allow credit for the on-site dedication of land or facilities to be used for public park purposes, consistent with city standards.</p>	
<p>Parks & Rec. Policy C1.15: The City may allow a developer to dedicate land for use as a public “Community” park as part of a planned development, if the proposed site meets the specified criteria of these policies. The dwelling units that would have been built on the proposed park site may be built elsewhere within the planned development if the “clustering” conditions of the implementations section and Land Use Element are met. With the planned development process, developers will still be required to pay park development fees.</p>	<p>Parks and Recreation Policy 2.22 Consider private dedication of land for use as a public park as part of a planned development, if the proposed site meets city criteria.</p> <p>Parks and Recreation Policy 2.23 Permit the redistribution and clustering of development that would have been built on a proposed park site within a planned development contingent on city standards.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Parks & Rec. Policy C1.16: Any park or recreation facility constructed as part of a private development, and intended solely for use by residents of the development, is not considered a public park.</p>	<p>Parks and Recreation Policy 2.25 Require park or recreation facilities constructed as part of a private development and intended solely for use by its residents to be considered a private park.</p>	
<p>Parks & Rec. Policy C1.17: Any area which is to be preserved as open space with the expressed purpose of visual and/or natural resource protection, but is not to be developed for recreational purposes such as hiking trails, shall not be considered a public park, but shall be considered as a component of the Escondido Open Space System.</p>	<p>Visual Resources Policy 3.2 Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks.</p> <p>Visual Resources Policy 3.1 Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible.</p>	
<p>Parks & Rec. Policy C1.18: When development proposals involving a minimum of 5 acres are submitted to the City, the City shall review the suitability of the site for a “Neighborhood or Community park.” If the City finds that the site would be appropriate for a park in accordance with the criteria identified in these policies, consideration shall be given to its acquisition.</p>	<p>Parks and Recreation Policy 2.21 Evaluate all development proposals larger than 5 acres for appropriateness of public park land dedication.</p>	
<p>Parks & Rec. Policy C1.19: The City shall encourage development of public and private golf courses. These facilities can be developed in conjunction with large scale residential developments employing clustering techniques.</p>	<p>Parks and Recreation Policy 2.26 Consider alternate uses of public and private golf courses.</p>	
	<p>ADDITIONAL PARKS AND RECREATION POLICIES:</p>	
	<p>Parks and Recreation Policy 2.1 Regularly review and update park standards, facility plans and improvements, recreation services, funding programs, and other pertinent components of the Parks Master Plan.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Parks and Recreation Policy 2.7 Consider the provision of development incentives such as density bonuses for private commercial, office, and other non-residential developments to provide onsite usable open space that is accessible to the public such as green rooftop parks, public plazas, and pedestrian trails.	
	Parks and Recreation Policy 2.13 Periodically review and revise park development fees to assure that they adequately cover acquisition and development costs.	
	Parks and Recreation Policy 2.14 Consider requiring new non-residential uses to contribute park development fees, as permitted and consistent with State nexus legislation.	
	Parks and Recreation Policy 2.15 Periodically review and modify funding sources to assure their adequacy to cover the maintenance of parks.	
	Parks and Recreation Policy 2.17 Improve Escondido Creek Trail as a linear park with amenities including but not limited to shade and turf areas, community gardens, seating areas, exercise courses, etc. and access to adjacent park and recreation facilities.	
	Parks and Recreation Policy 2.18 Provide opportunities in Regional Parks for active and passive recreation also offered in smaller Neighborhood and Community Parks as appropriate.	
	Parks and Recreation Policy 2.19 Consult with residents to obtain input on park and recreational facility and program needs.	
	Parks and Recreation Policy 2.24 Consolidate new development onsite to accommodate parkland that is accessible to the public.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Parks and Recreation Policy 2.27 Incorporate energy and water efficient land development and maintenance practices, including the use of drought tolerant landscaping and reclaimed irrigation, in the design, development and operation of public parks and open space areas as appropriate.	
	ADDITIONAL TRAIL NETWORK POLICIES:	
	Trail Network Policy 2.1 Maintain and periodically update a master plan of trails in coordination with the County, City of San Diego, City of San Marcos, and San Dieguito River Valley Regional Open Space Park that addresses specific trail alignments, standards, types of trails, signage, implementation strategies and other factors as determined by the City Council.	
	Trail Network Policy 2.3 Integrate trails into new and existing developments, and ensure that trails safely interface with neighborhoods.	
	Trail Network Policy 2.5 Ensure safe and efficient maintenance of trails that minimize impacts to the environment.	
	Trail Network Policy 2.6 Work with various agencies within and adjacent to Escondido’s Planning Area to pursue appropriate joint use of right-of-way and easement areas for trail extension and development.	
	Trail Network Policy 2.7 Involve seniors, and the disabled in trail planning to determine special improvements for consideration in trail construction to increase enjoyment and accessibility for all users.	
	Trail Network Policy 2.8 Consider special facilities and activities such as exercise stations and water fountains as appropriate that would expand trail usage and increase community activity.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Trail Network Policy 2.9 Employ sustainable practices for landscaping; use pervious paving materials to minimize stormwater runoff, and other techniques for the construction and improvement of the trail network.	
<p>Library Policy D1.1: The Escondido Public Library System shall make all reasonable efforts to provide and maintain the following library facilities and services standards within the City:</p> <ul style="list-style-type: none"> (a) Library Facilities floor area of 1.6 square feet per dwelling unit of the City of Escondido; (b) Accessibility for all Escondido residents to a public library facility within ten (10) to fifteen (15) minutes in driving time or two (2) miles in distance; whichever is greater; (c) A ratio of three (3) public library staff per 2,300 dwelling units of the City of Escondido, including one librarian plus two clerical staff within this staffing ratio; and, (d) A ratio of total items in the Escondido library inventory of 8 items per dwelling unit of Escondido. 	<p>Library Services Policy 3.2 Provide and maintain the following library facilities and services standards, where feasible:</p> <ul style="list-style-type: none"> a) A floor area of 1.6 square feet of library facilities per dwelling unit or 0.6 square feet per capita of the City of Escondido; b) A ratio of three (3) public library staff per 8,000 residents or 2,300 dwelling units of the City of Escondido, including one librarian plus two paraprofessional staff within this staffing ratio; c) A ratio of total items in the Escondido library inventory of 2.0 items per dwelling unit of Escondido; and d) A ratio of one public access computer per 1,500 residents, or sufficient public access computers to meet an average wait time of no more than 15 minutes, whichever is less. 	Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.
<p>Library Policy D1.2: The City shall adopt a library master plan and shall implement the plan to the extent economically feasible. This program shall include the construction of an appropriate number of library facilities with a minimum of 1.6 square feet of library facility floor area per dwelling unit of the City of Escondido.</p>	<p>Library Services Policy 3.1 Regularly review and update, as necessary, a library master plan and implement the plan to the extent economically feasible.</p>	
<p>Library Policy D1.3: The City shall continue to concentrate its resources on improving and maintaining adequate staffing, inventory of items and volumes, and community library services and programs for all residents of Escondido. These factors should be thoroughly reviewed every three (3) years according to the previously stated facilities and service standards.</p>	<p>Library Services Policy 3.3 Concentrate resources on improving and maintaining: adequate staffing; inventory of print, media and computer resources; and community library services and programs for all residents to be reviewed periodically to ensure adequacy.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Library Policy D1.4: Future libraries shall be conveniently accessible to pedestrians, automobiles, and public transit. Locations where large numbers of potential users gather should be considered desirable sites. If possible, these facilities should be combined with other public facilities, parks, shopping centers, or other activity centers in order to encourage the “Community Facilities Cluster” concept.</p>	<p>Library Services Policy 3.5 Maintain libraries to be conveniently accessible to pedestrians, public transit, and other modes of transportation.</p> <p>Library Services Policy 3.7 Consider incorporating other uses such as parks, schools, business districts, and coffee shops with library facilities.</p>	
<p>Library Policy D1.5: Library programs shall be available to all members of the community and should include services for those who cannot conveniently access a library.</p>	<p>Library Services Policy 3.6 Provide library facilities and programs appropriate for all members of the community and include services for those who cannot conveniently access a library.</p>	
	<p>ADDITIONAL LIBRARY SERVICES POLICIES:</p>	
	<p>Library Services Policy 3.4 Strive to keep libraries open at least 60 unduplicated hours per week, supplemented by virtual accessibility at all times where technically feasible, to access library collections and resources.</p>	
<p>Chapter: Community Facilities and Services (Policies Regarding Civic Center)</p>		
<p>Civic Center Policy E1.1: The City of Escondido shall construct the planned Civic/Cultural Center as future phases of the overall Civic Center Complex, consistent with the provisions of the facility master plan. This will include, but not be limited to:</p> <ul style="list-style-type: none"> (a) Lyric Theatre; (b) Community Theatre; (c) Art galleries and visual arts center; (d) Community meeting center; and (e) Parking facilities. 	Deleted	Project has been implemented; policy no longer needed

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Chapter: Community Facilities and Services (Policies Regarding Schools)		
Schools Policy F1.1: The City of Escondido shall work directly with the appropriate School Districts in order that the community shall have sufficient teacher/student ratios with student attendance calculated on traditional school schedules. Implementation of this standard shall result from the efforts of the school districts.	Schools and Education Policy 5.1 Encourage school districts' efforts to accommodate sufficient teacher / student ratios with student attendance calculated on traditional school schedules.	Policies have generally been restructured as "action oriented" statements consistent with updated General Plans.-
Schools Policy F1.2: In order to foster cooperation between the City and the school districts, the City shall refer residential development applications to school districts so that they may be aware of potential changes in enrollment and can review such applications in light of their long-range master plans.	Schools and Education Policy 5.2 Include school districts in review of residential development applications to determine if there will be changes in enrollment, and if these changes are consistent with their long-range master plans.	
Schools Policy F1.3: When development proposals involving more than 10 acres are submitted to the City, the City shall refer them to the school district to review the suitability of the sites for schools. If the school districts find that the sites would be appropriate for schools in accordance with policy statements, opportunities to reserve the site shall be considered.	Schools and Education Policy 5.3 Include school districts in the review of development proposals larger than 10 acres to determine the potential suitability of school sites. Work with school districts in their efforts to acquire potential sites for school development.	
Schools Policy F1.4: Future elementary and middle schools should be centrally located within or adjacent to residential neighborhoods. Preferred sites should be (as recommendations to the school districts): (a) relatively level, preferably less than 10 percent slope, and involve minimal grading; (b) ideally outside the 100 year floodplain. In all cases, school buildings should be sited outside the 100 year floodplain; (c) 400 feet beyond high voltage power transmission lines; (d) located to minimize the number of students who will have to cross a major road to reach it; (e) located to have direct access to an existing or planned Collector or Local Collector street, as well as direct or indirect access to a second road; but not on a Major Road or Prime Arterial. (f) conveniently and safely accessible by pedestrians and bi-	Schools and Education Policy 5.4 Work with school districts to locate facilities based on each school district's criteria, school siting guidelines of the State, and the city's following location guidelines: a) Centrally located within or adjacent to residential neighborhoods. b) Located an appropriate distance from potential natural and man-made hazards such as in floodplains and electric facilities. c) Conveniently and safely accessible by pedestrians, bicyclists, and transit users. d) Located away from heavy traffic, excessive noise, and incompatible uses. e) School drop off locations that are compatible with existing residential neighborhoods.	School site criteria have been generalized to allow flexibility in accordance with school districts' and state provisions.

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>cyclists. Future high schools should be located on relatively level terrain and avoid hazards. Access should be provided directly onto a Collector street as well as directly or indirectly to a secondary road. Sites should not be limited to residential areas and may be acceptable in commercial areas, depending on access, noise, safety and other considerations. Nonresidential sites should be considered especially for continuation schools.</p>		
<p>Schools Policy F1.5: Land for new school facilities shall accommodate the following minimum space requirements:</p> <ul style="list-style-type: none"> (a) Elementary schools—10 acres (12 acres desired); (b) Middle schools—20 acres (25 acres desired); (c) High schools—50 acres. 	Deleted	Eliminated because the City does not control School District acquisition policies.
<p>Schools Policy F1.6: The school districts and the City shall give priority to school sites that have the potential for acquisition and for joint development for schools and parks.</p>	<p>Schools and Education Policy 5.6 Promote joint use of playgrounds, ball fields, and other recreational facilities at school sites, and provide open space/trail linkages between schools and residential neighborhoods to promote joint use.</p>	
<p>Schools Policy F1.7: The City shall actively involve the School Districts in the General Plan updating and revision process in order to provide guidance to the Districts in the overall management, phasing, and sequencing of residential growth in the City, which will be impacted by the construction of new school facilities.</p>	<p>Schools and Education Policy 5.7 Inform school districts of growth plans and capital improvement projects when feasible to enable districts to plan for future growth accordingly.</p>	
<p>Schools Policy F1.8: The City of Escondido shall continue to monitor the master planning efforts of each School District within the community in order to provide consistent and accurate guidance in demographic baseline and forecasting information.</p>	<p>Schools and Education Policy 5.8 Periodically provide city demographic data to school districts to assist in their master planning efforts.</p>	
<p>Schools Policy F1.9: The concept of joint Park-School sites shall be strongly encouraged by the City of Escondido, including the provision of open space/trail linkages between school-park sites and residential neighborhoods as a means to implement joint use of playground equipment and ballfields.</p>	Deleted	Combined with Schools and Education Policy 5.6 above

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL LIBRARY SERVICES POLICIES:	
	Schools and Education Policy 5.5 Work with school districts to explore the use of existing smaller sites in urban areas to accommodate lower enrollments and/or higher intensity facilities (e.g., multi-story buildings, underground parking, and playground on roofs).	Policies reflect updated planning trends and direction from City Council to incorporate opportunities for education/job training to increase median incomes.
	Schools and Education Policy 5.9 Work with school districts and participate in programs that promote student safety.	
	Schools and Education Policy 5.10 Promote energy and water efficient land development practices, including the use of drought tolerant landscaping and reclaimed irrigation, in the design, development, and operation of school facilities, as appropriate.	
	Schools and Education Policy 5.11 Promote East Valley Parkway as an area to locate higher education, career development, and vocational training facilities to provide additional opportunities for residents to enhance their job skills.	
	Schools and Education Policy 5.12 Promote partnerships and programs between the city, school districts and business community aimed at enhancing students' options for seeking a college/university education or vocational training.	
	Schools and Education Policy 5.13 Encourage higher education institutions to strengthen their links with local K–12 school districts to facilitate the transfer of students into these institutions.	
	Schools and Education Policy 5.14 Cooperate with systems of higher education to explore the future possibility of a multi-university campus.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Schools and Education Policy 5.15 Encourage and support the development, expansion, and upgrade of higher education facilities such as the Palomar Colleges, California State University, San Marcos, and private universities.	
	Schools and Education Policy 5.16 Support the growth of research and development businesses and organizations associated with universities, which enhance the education and diversity of Escondido.	
	NEW CIVIC ENGAGEMENT POLICIES	
	Civic Engagement Policy 6.1 Provide for the full inclusion of people of diverse cultures, backgrounds, age, gender, interests, languages, lifestyles, abilities, and socioeconomic status in programs at city facilities.	Policies reflect updated planning trends and direction from City Council to incorporate opportunities for civic engagement
	Civic Engagement Policy 6.2 Promote recreation and library programming, special events and venues, and educational opportunities that honor, interpret, and celebrate the diversity, history, cultural heritage, and traditions of Escondido.	
	Civic Engagement Policy 6.3 Encourage citizen volunteerism and participation in city events, commissions, boards and committees.	
	Civic Engagement Policy 6.4 Support developers' efforts to initiate early and frequent communication with the community regarding project proposals.	
	Civic Engagement Policy 6.5 Collaborate with neighborhood associations and other similar organizations to address issues of concern in neighborhoods.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Civic Engagement Policy 6.6 Promote efforts that increase rates of participation in community events such as voting, youth activities, adult education, senior activities and family-oriented programs.	
	Civic Engagement Policy 6.7 Distribute information about community events to a wide range of community organizations such as churches, senior facilities, and schools using existing city-sponsored platforms (e.g., city website and public access television).	
Chapter: Community Facilities and Services (Policies Regarding Water)		
Water Policy G1.1: The City shall maintain adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 600 gallons per day per household under average daily conditions and maintain adequate fire flow protection. This minimum standard may be modified by the adopted Water Master Plan. Within this policy, Federal and state drinking water quality standards shall be maintained, and the City shall continue efforts to implement water reclamation and water conservation programs.	Water System Policy 10.2 Maintain adequate water supply, treatment, and distribution capacity to meet normal and emergency situations to provide a minimum standard of 540 gallons per day per household. This standard should be periodically reviewed and modified by updates to the Water Master Plan to account for changes in water supply, demands, and conservation practices.	
Water Policy G1.2: Throughout the community, the City shall systematically expand water storage capacities and service line distribution systems to keep pace with growth projections of the adopted General Plan.	Water System Policy 10.3 Design the water supply and distribution system, and regularly review, update and collect water connection fees to support the development and on-going maintenance and operations of each service area at the intensity permitted by the General Plan.	
Water Policy G1.3: Water supply and distribution facilities shall be funded by the Water Enterprise Fund. This fund shall segregate revenues and expenses into “Existing User” and “New Construction” accounts. Construction Funds shall be used within these accounts to benefit only those providing funds to the accounts.	Deleted	Policy deleted to reflect current practice of revenue and expense accounting.

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Water Policy G1.4: New development in unserved areas shall be approved only where adequate storage facilities and distribution systems can be provided prior to occupancy.</p>	<p>Water System Policy 10.1 Regularly review and update a Water Master Plan that establishes service standards; defines needed improvements to systematically expand water distribution, delivery, treatment, and storage concurrent with planned growth; and incorporates best practices to sustain scarce water resources.</p>	
<p>Water Policy G1.5: The water supply and distribution system shall be designed to allow for development of each service area at the intensity proposed by the Land Use Element of the General Plan.</p>	<p>Water System Policy 10.4 Ensure that the Escondido-Vista Water Treatment Plant and supporting infrastructure provide sufficient capacity to accommodate the growth permitted by the General Plan</p>	
<p>Water Policy G1.6: Costs of improvements which are necessary to serve new development, such as extension of lines, pump facilities, storage facilities, and upgrades in the line capacity, shall be financed by the developer. Reimbursement for oversize water lines shall be provided from the funds receiving the benefits. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance improvements; however, existing residents shall not have to pay for improvements necessitated only by new development.</p>	<p>Water System Policy 10.5 Require new development to provide adequate water facilities and/or finance the costs of improvements necessary to serve the demands created by the development and/or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone water system improvements in master planned development projects involving multiple phases and developers.</p> <p>Water System Policy 10.7 Require any new water facilities to be constructed to city standards.</p> <p>Water System Policy 10.6 Permit the use of assessment districts or similar mechanisms to finance backbone water infrastructure improvements.</p>	
<p>Water Policy G1.7: The City's shall encourage water conservation and reclamation techniques and programs and shall educate the community about the importance of these efforts.</p>	<p>Water System Policy 10.11 Continue to implement water conservation programs, such as requirements for water efficient landscaping and enforcement of water wise regulations, and amend as appropriate to reflect evolving technologies and best practices.</p> <p>Water System Policy 10.14 Educate Escondido's residents and businesses about the importance of water conservation and reclamation and techniques and programs to achieve these.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL WATER SYSTEM POLICIES:	
	Water System Policy 10.8 Prioritize water infrastructure improvements in target land use areas as identified in the Land Use Element.	
	Water System Policy 10.9 Employ best practices to maintain the highest possible energy efficiency in the water treatment plant and infra-structure system to reduce costs and greenhouse gas emissions.	
	Water System Policy 10.10 Implement federal and state drinking water quality standards for public water infrastructure facilities and private development projects.	
	Water System Policy 10.12 Require new development to incorporate water conservation techniques into building and site design incorporating such elements as water efficient fixtures (e.g., low flow shower heads); drought-tolerant landscape, permeable hardscapes, and on-site stormwater capture and re-use facilities.	
	Water System Policy 10.13 Continue to use and explore opportunities to increase the use of recycled water in the city.	
Chapter: Community Facilities and Services (Policies Regarding Sewer)		
Sewer Policy G2.1: The City sewer system shall have adequate trunkline, pumping facilities, outfall capacities, and secondary treatment to meet both normal and emergency demand and to avoid sewage spills affecting stream courses and reservoirs and shall provide sewage capacity able to treat a current minimum of 250 gallons per day for each residence on said system in urban areas, which may be updated from time to time in the adopted Sewer Master Plan.	Wastewater System Policy 11.2 Ensure that the Hale Avenue Resource Recovery Facility (HARRF) and supporting infrastructure provide sufficient capacity to meet normal and emergency demand for existing and future growth based on a minimum standard of 250 gallons per day for each residence served by the HARRF. This standard should be periodically reviewed and modified by updates to the Wastewater Master Plan to account for changes in sanitary waste generation and conservation practices.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Sewer Policy G2.2: Based upon current system master planning, the City shall systematically expand the treatment capacity in order to serve the projected buildout population.	Wastewater System Policy 11.3 Design the wastewater system to support development of properties at the intensities specified by the General Plan Land Use Plan.	
Sewer Policy G2.3: All new housing in the City of Escondido shall pay a “per-unit” sewer connection charge.	Wastewater System Policy 11.9 Collect a “per-unit” wastewater connection fee for all new housing units required to be serviced by the city’s wastewater system.	
Sewer Policy G2.4: The sanitary sewer system shall be designed to allow for full development of each service area at the intensity proposed by the Land Use element of the General Plan.	Wastewater System Policy 11.1 Regularly review and update the Wastewater Master Plan that establishes service standards; defines needed improvements to systematically expand wastewater collection and treatment facilities concurrent with planned growth; and incorporates best practices to sustain and prevent pollution of water resources.	
Sewer Policy G2.5: Costs of improvements which are necessary to serve new development, such as extensions of service and pump facilities and treatment facilities, shall be financed by the developer. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance certain improvements; however, existing residents shall not be required to pay for improvements necessitated only by new development.	Wastewater System Policy 11.5 Require new development to provide adequate wastewater facilities and finance the costs of improvements necessary to serve the additional demands created by the development and /or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone wastewater system improvements in master planned development projects involving multiple phases and developers.	
	Wastewater System Policy 11.6 Permit the use of assessment districts or similar mechanisms to finance backbone wastewater infrastructure improvements.	
	Wastewater System Policy 11.7 Require any new wastewater system facilities be constructed to city standards.	
	ADDITIONAL WASTEWATER SYSTEM POLICIES:	
	Wastewater System Policy 11.8 Prioritize the construction of wastewater infrastructure improvements to serve target land use areas as identified in the Land Use Element.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Wastewater System Policy 11.10 Design wastewater facilities to implement practices that avoid sewage spills affecting stream courses and reservoirs.	
	Wastewater System Policy 11.11 Explore alternative wastewater technologies and best practices that reduce the amount of wastewater requiring treatment, and require new development to implement appropriate and feasible systems.	
	Wastewater System Policy 11.12 Employ best practices to maintain the highest possible energy efficiency of the Hale Avenue Resource Recovery Facility (HARRF) and other wastewater system facilities to reduce costs and greenhouse gas emissions.	
	Wastewater System Policy 11.4 Regularly review, update and collect wastewater connection fees for new development to be serviced by the city’s wastewater system.	
Chapter: Community Facilities and Services (Policies Regarding Drainage)		
Drainage Policy G3.1: The Master Drainage Plan for the City of Escondido shall establish standards for Planning Area drainage. Within each basin studied the Plan, the City shall plan drainage improvements adequate to handle runoff when the drainage basin is fully developed to the intensity proposed by the Land Use element of the General Plan.	Storm Drainage Policy 12.1 Regularly review and update the Master Drainage Plan that establishes standards for each drainage basin; defines needed improvements to accommodate stormwater runoff on full development of the drainage basin at the intensities specified by the Land Use Element; and incorporates best practices to prevent pollution of water resources and sustain natural habitats.	Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-
Drainage Policy G3.2: The City shall periodically update Drainage Fees on a per gross acre basis for subdivided and developed land in order to incrementally adjust for inflation, construction cost trends and changes in land development intensities and timing.	Storm Drainage Policy 12.3 Levy Drainage Fees for subdivided and developed land to finance drainage improvements and periodically review and adjust for inflation, construction costs, and changes in land development intensities and timing.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Drainage Policy G3.3: Acreage Drainage Fees shall be levied City-wide or by drainage basin as appropriate to finance drainage improvements.</p>	Deleted	Considered redundant with Policy 12.3 above
<p>Drainage Policy G3.4: The City shall continue to participate in the National Flood Insurance Program. Any development application for construction within the 100-year floodplain shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program. For areas that currently are developed, these same measures and standards shall be applied if substantial improvements or upgrades are sought.</p>	<p>Flood Protection Policy 6.1 Continue to participate in the National Flood Insurance Program (NFIP) to maintain the City’s eligibility for flood insurance.</p>	
<p>Drainage Policy G3.5: To the degree that it is economically feasible and consistent with sound engineering practices the City shall discourage disruption of the natural landform, minimize the amount of impervious surfaces, and encourage the maximum use of natural drainage ways in new development. Nonstructural flood protection methods, which avoid major construction programs, such as channels, and favor vegetative measures to protect and stabilize land areas, should be considered as an alternative to constructing concrete channels. In this regard, the City shall establish grading standards that control and slow surface runoff to maximize on-site infiltration associated with new development while preserving natural resources.</p>	<p>Storm Drainage Policy 12.4 Require new development to create a mechanism to finance and fund ongoing maintenance of stormwater facilities.</p> <p>Storm Drainage Policy 12.6 Require new development to minimize alterations to natural landforms and the amount of impervious surfaces to minimize erosion, while encouraging implementation of low impact development measures and the maximum use of natural drainage ways, consistent with sound engineering and best management practices.</p> <p>Storm Drainage Policy 12.13 Design and maintain detention facilities that are environmentally sustainable and compatible with surrounding uses to maximize vector control, manage flows, and maximize opportunities for conservation of water.</p>	
<p>Drainage Policy G3.6: Prior to approval of a development application, the City shall determine that there is adequate downstream stormwater drainage capacity to accommodate any additional runoff created by the development within the project’s drainage basin. Additionally, appropriate pollution prevention methods, supplemented by pollutant source controls and treatment, shall be incorporated in development plans through the use of small collection strategies at or close to the point where water initially meets the ground to minimize urban runoff into the</p>	<p>Storm Drainage Policy 12.7 Require new development and redevelopment to minimize storm water runoff and contaminants entering drainage facilities by incorporating low impact development measures and other on-site design features such as bioswales, retention ponds, and cisterns for storage and infiltration, treatment of flows, and appropriate best management practices (BMPs) consistent with the National Pollution Discharge Elimination System (NPDES).</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
City's storm drainage facility.	Storm Drainage Policy 12.5 Require new development to prepare drainage studies and improvement plans to demonstrate no net increase in stormwater runoff and compliance with adopted stormwater plans.	
Drainage Policy G3.7: The City shall locate and/or design new critical facilities to minimize potential flood damage from the 100-year flood. Such facilities include those that provide emergency response (hospitals, fire stations, police stations, civil defense headquarters, utility lines, ambulance services, and sewage treatment plants). Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities.	Flood Protection Policy 6.8 Locate new critical facilities such as hospitals, emergency shelters, fire stations, police stations, civil defense headquarters, and emergency communication centers outside of flood hazard zones, as defined by FEMA. If no other alternative site is available or feasible, require that critical facilities be designed to minimize potential flood damage if located within flood hazard zones.	
Drainage Policy G3.8: Flood control channels and storm drains shall be maintained through periodic dredging, repair, desilting, and clearing to prevent any loss in effective use.	Storm Drainage Policy 12.11 Maintain flood control channels and storm drains through periodic dredging, repair, desilting, and clearing to prevent loss in effective use, subject to approval from appropriate state and federal agencies. Storm Drainage Policy 12.12 Design stormwater facilities to minimize the need for frequent maintenance.	
Drainage Policy G3.9: In considering land use decisions, the City shall require developments to incorporate appropriate structural and non-structural Best Management Practices to mitigate projected increases in pollutant loads and flows. Said Practices shall include but not be limited to providing sufficient screening, fencing, landscaping, open space setbacks or other permanent mitigation or buffering measures between drainageway corridors and adjacent and surrounding land uses. The employed measures shall be of sufficient scope to minimize, to the maximum extent possible, negative impacts to adjacent surrounding land uses from the particular drainageway corridor.	Storm Drainage Policy 12.9 Construct nonstructural flood protection methods such as use of vegetation to protect and stabilize land areas as an alternative to constructing concrete channels. Storm Drainage Policy 12.8 Mitigate negative impacts to adjacent surrounding land uses from pertinent drainageway corridors by incorporating appropriate structural and non-structural best management practices (BMPs). BMP's may include the use of screening, landscaping, or open space setbacks.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Drainage Policy G3.10: The City of Escondido shall attempt to integrate required drainageway planning efforts with linear open space amenities and trail corridors throughout the community, while addressing the issues of life safety, attractive nuisances and long term maintenance responsibility and costs.</p>	<p>Storm Drainage Policy 12.10 Promote the joint use of storm-water drainage facilities for recreation and conservation purposes, such as integrating sports fields in detention basins, or trails along drainage courses.</p>	
	<p>ADDITIONAL STORM DRAINAGE POLICIES:</p>	
	<p>Storm Drainage Policy 12.2 Improve the existing storm drainage system by correcting identified deficiencies.</p>	New Policy to address existing deficiencies
<p>Chapter: Community Facilities and Services (Policies Regarding Parks and Recreation)</p>		
<p>Facilities Policy G4.1: The City of Escondido shall maintain adequate City’s Public Works Maintenance Facilities to accommodate the future growth needs of the Community to buildout.</p>	<p>Facility Overlay Policy 13.1 Establish the Public Facility overlays to accommodate “single use” municipal facilities and government operations such as libraries, community centers fire stations, municipal firing range, treatment facilities, public schools, etc. as described in Figure II-6.</p>	
<p>Chapter: Community Facilities and Services (Policies Regarding Solid Waste Disposal)</p>		
<p>Waste Disposal Policy G5.1: The City shall continue to support efforts to maintain adequate facilities for solid waste disposal.</p>	<p>Solid Waste and Recycling Policy 13.2 Support efforts to maintain adequate solid waste facilities and services by working with local service providers of solid waste collection, disposal, and recycling.</p>	Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-
<p>Waste Disposal Policy G5.2: The City shall support feasible recycling of waste materials in the City. Small collection facilities shall be permitted in commercial and industrial areas, provided adverse circulation, parking, and visual impacts can be mitigated. A plan for recycling in the City shall be prepared and submitted to the City Council.</p>	<p>Solid Waste and Recycling Policy 13.4 Continue to support the residential, commercial, industrial and construction / demolition recycling programs to minimize the solid waste stream to landfills.</p> <p>Solid Waste and Recycling Policy 13.11 Allow small beverage recycling facilities collection facilities in commercial and industrial areas, provided adverse circulation, parking, and visual impacts can be mitigated.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Waste Disposal Policy G5.3: Sites for transfer stations, where garbage collected from individual collection routes are transferred into larger trucks for disposal, should be permitted within areas designated for General Industrial, provided circulation, visual, and noise impacts do not adversely affect adjacent uses.</p>	<p>Solid Waste and Recycling Policy 13.12 Allow sites for solid waste transfer stations and / or Material Recovery Facilities in areas designated for General Industrial, provided circulation, visual, and noise impacts do not adversely affect adjacent uses.</p> <p>Solid Waste and Recycling Policy 13.1 Regularly review and update the city’s mandatory recycling ordinance to reflect changes and new technologies regarding appropriate recyclable materials acceptable in the city’s recycling program.</p>	
	<p>ADDITIONAL SOLID WASTE AND RECYCLING POLICIES:</p>	
	<p>Solid Waste and Recycling Policy 13.3 Regularly review and update the city’s participation in the County-wide Integrated Waste Management Plan including the Source Reduction and Recycling Element to promote increased recycling, composting, source reduction, and education efforts throughout the community, as well as new diversion technologies designed to reduce the amount of solid waste sent to landfills.</p>	
	<p>Solid Waste and Recycling Policy 13.5 Encourage and consider requiring non-residential uses and businesses to participate in the city’s recycling program.</p>	
	<p>Solid Waste and Recycling Policy 13.6 Encourage, and consider requiring, recycling and reuse of construction wastes, including recycling materials generated by the demolition and remodeling of buildings.</p>	
	<p>Solid Waste and Recycling Policy 13.7 Continue to coordinate with approved services providers and businesses to recycle universal waste (electronic components, batteries, fluorescent lights, etc.) to provide convenient collection and drop off locations in a manner that ensures safe and responsible collection, processing and disposal.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Solid Waste and Recycling Policy 13.8 Encourage and promote the use of recycled materials in residential and non-residential applications including construction and building materials, office supplies and equipment. Continue the city’s purchase of recycled materials and supplies outlined in the Recycled Products Purchasing Policy.	
	Solid Waste and Recycling Policy 13.9 Support and promote the establishment of local businesses that manufacture, distribute, and sell products using recycled materials.	
	Solid Waste and Recycling Policy 13.10 Sponsor clean-up events in which volunteers and community organizers help pick up litter along streams, at parks, in neighbor-hoods, and other public areas.	
	Solid Waste and Recycling Policy 13.13 Continue to divert green waste from landfills and support the establishment of composting facilities that operate in a manner that assures safe and responsible collection, processing, and disposal practices.	
Chapter: Community Protection and Safety (Policies Regarding Fire Protection)		
<p>Fire Policy B1.1: The City of Escondido shall strive to provide adequate Fire Department facilities through the achievement of the following facilities and services standards:</p> <p>(a) In urbanized areas of the City, an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Advanced Life Support (ALS) calls and a maximum response time of ten (10) minutes for supporting companies</p> <p>(b) For outlying areas beyond a five (5) minute travel time or further than three (3) miles from the nearest fire station, all</p>	<p>Fire Protection Policy 2.2 Provide Fire Department response times for no less than 90 percent of all emergency responses with engine companies by achieving the following service standard:</p> <ul style="list-style-type: none"> ▪ Provide an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Advanced Life Support (ALS) calls and a maximum response time of ten (10) minutes for supporting companies in urbanized areas of the City. 	<p>Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief.</p> <p>(c) Travel time is the elapsed time from a verbal or computerized acknowledgment of the dispatch by the responding unit at the moment of departure from the station to its arrival at the scene. Response time is the elapsed time from receiving a call for service to the responding unit's arrival at the scene. The Fire Department intends to meet these times for no less than 90 percent of all emergency responses by engine companies.</p>		
<p>Fire Policy B1.2: Implementation of a proposed Emergency Vehicle Traffic Signal Activation System shall be maintained and enhanced in order to improve fire station service area coverage in conjunction with planned improvements to the City's major thoroughfare system.</p>	<p>Fire Protection Policy 2.11 Maintain and enhance an emergency vehicle traffic signal activation system to improve fire station service area coverage in conjunction with planned improvements to the city's major circulation system.</p>	
<p>Fire Policy B1.3: The City shall strive to maintain the current maximum fire flow limit of 2,500 net gallons per minute in relation to structure size, design, and requirements for construction and/or built-in fire protection.</p>	<p>Fire Protection Policy 2.10 Establish and maintain an adequate fire flow in relation to structure, size, design, and requirements for construction and/or built-in fire protection.</p>	
<p>Fire Policy B1.4: Mutual Aid and Automatic Aid Agreements with other jurisdictions shall be utilized in order to supplement fire station service area coverage and response times to all portions of the City of Escondido.</p>	<p>Fire Protection Policy 2.13 Utilize Mutual Aid and Automatic Aid Agreements with other jurisdictions when appropriate to supplement fire station service area coverage and response times to all portions of the community.</p>	
<p>Fire Policy B1.5: Close coordination shall be maintained between planned improvements to the Circulation System within the City of Escondido and the location of future fire stations, in order to assure adequate levels of service and response times to all areas of the community.</p>	<p>Protection Policy 2.12 Maintain close coordination between planned roadway and other circulation improvements in the City to assure adequate levels of service and response times to all areas of the community.</p>	
<p>Fire Policy B1.6: To the extent economically feasible, the City of Escondido shall undertake a systematic capital improvements program for Fire Department Facilities to ensure that a minimum total of seven (7) fire stations each staffed with an engine company be in place prior to General Plan buildout. Future fire stations shall be sized and staffed with facilities, services and equipment to meet</p>	<p>Fire Protection Policy 2.3 Provide a minimum total of seven (7) fire stations each sized and staffed with facilities, services and equipment to meet current and anticipated needs including, but not limited to, engine and truck units and crews and Advanced Life Support (ALS) staff prior to General Plan buildout to the extent economically feasible.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
current and anticipated needs including, but not limited to, engine and truck units and crews and Advanced Life Support (ALS) staff.		
Fire Policy B1.7: Future fire station sites and facilities shall be closely coordinated with existing and planned public parks, libraries, police substations and other activity centers in order to encourage implementation of the “Community Facilities Cluster” concept.	Deleted	This policy has been implemented; the City’s Fire stations have been located throughout the community pursuant to the Fire Master Plan
Fire Policy B1.8: The City shall maintain a high standard for the delivery of fire protection, including a commitment to the use of state-of-the-art equipment and management techniques.	Fire Protection Policy 2.5 Commit to the use of state-of-the-art equipment, technologies, and management techniques for fire prevention and suppression.	
Fire Policy B1.9: The City shall formally adopt the concept of Needed Fire Flow to plan its fire suppression operations. (Needed Fire Flow is the water flow rate needed to control a fire in a building or structure. Factors determining the Needed Fire Flow are size of the building or structure, type of construction according to the Uniform Building Code, use or occupancy of the building or structure, and proximity to property lines, other structures and/or hazards.)	Fire Protection Policy 2.8 Consider provisions for adequate emergency access, driveway widths, turning radii, fire hydrant locations, and Needed Fire Flow requirements in the review of all development applications to minimize fire hazards.	
Fire Policy B1.10: In order to minimize fire hazards, the Escondido Fire Department shall be routinely involved in the review of development applications. Consideration shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations, and Needed Fire Flow requirements.	Deleted	Language incorporated in Fire Protection Policy 2.8
Fire Policy B1.11: Development proposals within designated high fire hazard areas shall include plans for mitigation of potential grass and brush fires. These plans shall address the need for life safety automatic fire sprinkler systems, water availability, secondary emergency access routes, construction requirements, and landscaping around structures.	Fire Protection Policy 2.16 Require fire protection plans for mitigation of potential grass and wildland fires within designated high fire hazard areas and other areas required by the Fire Department, that address the need for fire systems, water availability, secondary emergency access routes, construction requirements, and fire resistant landscaping and appropriate defensible space around structures.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Fire Policy B1.12: The City shall participate in mutual aid agreements when appropriate to provide and maintain adequate fire protection for the City.	Deleted	Language combined with Fire Protection Policy 2.13
	ADDITIONAL FIRE PROTECTION POLICIES:	
	Fire Protection Policy 2.1 Regularly review and maintain the Standards of Response Coverage and the Fire Department Strategic Plan to address staffing, facility needs, and service goals.	
	Fire Protection Policy 2.4 Require new residential and non-residential development to be constructed consistent with California Fire Code and the requirements set by the State.	
	Fire Protection Policy 2.9 Require mid- and high-rise development to include sprinkler systems and on-site fire suppression equipment and materials, and be served by fire stations containing specialized equipment for fire and/or emergency incidents.	
	Fire Protection Policy 2.6 Require new development to contribute fees to maintain fire protection service levels without adversely affecting service levels for existing development.	
	Fire Protection Policy 2.7 Continue to include the Fire Department in the review of development proposals to ensure that projects adequately address safe design and on-site fire protection.	
	Fire Protection Policy 2.14 Require new development in high wildfire risk areas to incorporate site design and maintenance practices and fire resistant landscaping to protect properties and reduce risks.	
	Fire Protection Policy 2.15 Continue to remove excessive / overgrown vegetation from City-owned properties, and require private property owners to remove excessive /	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	overgrown vegetation to the satisfaction of the Fire Department, to prevent and minimize fire risks to surrounding properties.	
	Fire Protection Policy 2.17 Maintain programs to minimize impacts on sensitive biological habitat and species when suppressing wildland fires, when feasible.	
	Fire Protection Policy 2.18 Educate the public about wildland fire prevention techniques to minimize the potential hazards of wildland fires.	
Chapter: Community Protection and Safety (Policies Regarding Police Protection)		
Police Policy C1.1: The City of Escondido shall strive to systematically correct existing organizational, personnel and facilities deficiencies which may be identified within an ongoing management analysis of the Police Department, with emphasis on appropriate staffing increases and improvements in productivity.	Police Services Policy 3.1 Regularly review and implement appropriate plans for police protection and services that address staffing, facility needs, and service goals to ensure that the community’s needs are met.	Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-
Police Policy C1.2: The City of Escondido Police Department will provide a problem-solving approach to police services. Working in sector teams, officers will use community-based methods of problem solving. Supervisors will be held accountable for showing progress toward solutions through project tracking reports.	Police Services Policy 3.6 Allocate resources to organize patrol areas, and regularly communicate with and involve community, school, and civic organizations to encourage community-based crime prevention efforts such as implementing Community Oriented Policing and Problem Solving (COPPS) strategies	
Police Policy C1.3: The Police Department will be adjusting personnel resources, allocating personnel in varying job capabilities according to citizen needs. The Department will track response times for emergency calls to make sure they are acceptable for providing the necessary police services when and where appropriate.	Deleted	Language addressed in Proposed Police Policy 3.3

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Police Policy C1.4: The City shall strive to provide sworn staff in sufficient numbers to support basic patrol services consistent with patterns observed in progressive departments serving cities in the population range comparable to Escondido at buildout.</p>	<p>Police Services Policy 3.3 Maintain adequate levels of sworn officers and civilian personnel to support law enforcement operations based on community needs in order to meet response time standards.</p>	
<p>Police Policy C1.5: The City shall strive to provide civilian staff in sufficient numbers to support sworn staff and to support continuing civilianization of services such as crime prevention, investigative support, crime scene investigation, and taking reports at incident scenes.</p>	Deleted	Language addressed in Proposed Police Policy 3.3
<p>Police Policy C1.6: The City shall authorize sufficient staff positions to ensure that there are enough filled positions to meet service level and service delivery targets including provision for staff turnover and position vacancies.</p>	Deleted	Language addressed in Proposed Police Policy 3.3
<p>Police Policy C1.7: In order to minimize opportunities for crimes to occur, Police Personnel shall be routinely involved in the review of new development applications as they relate to street access and safety. In particular, the City should review development applications with an intent to incorporate concepts of defensible space into the project. These concepts stress the importance of physical design and surveillance as techniques to deter crime. The structure's size, number of entrances, orientation of parking, etc., and the physical features of the project such as landscaping and lighting, can have an immense effect on people's perceptions about the use, access, and safety of their environments. Guidelines including, but not limited to the following should be used to evaluate the security of proposed development:</p> <p>(a) All common and private spaces should be well-defined, utilizing physical design features, such as building enclosures, landscaping, screens and walls, vegetation, paving, grade separation, lighting, fencing, gates, and doors.</p> <p>(b) Entrances to a site and to buildings should be clearly identified; conversely, where access is not desirable, a formal or symbolic barrier should exist and amply opportunities for</p>	<p>Police Services Policy 3.7 Require that defensible space practices that contribute to personal and property safety and crime prevention be incorporated into development projects, such as security and design features (e.g., site and building lighting, visual observation of areas, secured areas).</p>	Current policy includes information describing defensible space which has been included elsewhere in the General Plan Update text

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>informal surveillance should be available.</p> <p>(c) Common spaces, such as parking lots or plazas, should be open, visually unobstructed, and well-lit.</p>		
<p>Police Policy C1.8: The City shall remain active in crime prevention by working with human care agencies, recreational agencies, educational services and community groups to:</p> <p>(a) reduce victimization;</p> <p>(b) encourage recreational opportunities to provide off-school hour activities for youth; and</p> <p>(c) maintain awareness of potential problem areas.</p>	Deleted	Police Services Policy 3.6 calling for COPPS (Community Oriented Policing and Problem Solving) efforts encompasses this policy
<p>Police Policy C1.2: The City shall maintain a high standard for the delivery of law enforcement services, including a commitment to the use of state-of-the-art equipment and management techniques.</p>	Police Services Policy 3.4 Commit to the use of state-of-the-art equipment, technologies, and management techniques to assure adequate levels of police protection.	
<p>Police Policy C1.10: Police operations, including proactive and reactive law enforcement and administrative efforts, shall be expanded as the City’s population grows, and the City shall evaluate the quality of police services on an annual basis. This evaluation shall focus on staffing and facilities, including assessing the need for additional police substations relative to changing conditions within the City.</p>	Deleted	Language addressed in Proposed Police Policy 3.3
<p>Police Policy C1.11: The City shall maintain its efforts to educate the public about crime deterrence through programs like the Neighborhood Watch Program within residential neighborhoods and the Business Watch Program within commercial and industrial areas.</p>	Police Services Policy 3.9 Educate the public about crime prevention techniques through programs such as the Neighborhood Watch Program in residential neighborhoods and the Business Watch Program in commercial and industrial areas.	
<p>Police Policy C1.12: Future police facilities sites shall be closely coordinated with existing and planned public parks, libraries, fire stations and other activity centers in order to encourage the implementation of the “Community Facilities Cluster” concept.</p>	Deleted	This policy has been implemented; the City’s Police Department has been constructed

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL POLICE SERVICES POLICIES:	
	Police Services Policy 3.2 Maintain an initial response time for Priority 1 calls of no more than five (5) minutes and an initial response time for Priority 2 calls of no more than six and one-half (6½) minutes. Constantly review these standards to ensure their adequacy and appropriateness in consideration of resource availability.	
	Police Services Policy 3.5 Require new development to contribute fees to maintain police facilities and equipment that meet the needs of the community.	
	Police Services Policy 3.10 Coordinate with other federal, State, County, and local law enforcement agencies to provide assistance during emergency situations requiring outside help as part of the State’s Mutual Aid Agreement.	
	ADDITIONAL CODE ENFORCEMENT POLICIES	
	Code Enforcement Policy 4.1 Provide facilities and staffing to maintain an aggressive and visible code enforcement program to ensure that existing properties meet health and safety standards.	
	Code Enforcement Policy 4.2 Enforce State and local health and safety statues and codes for safe business operations to ensure the health and safety of the general public.	
	Code Enforcement Policy 4.3 Require properties with identified public nuisance violations, such as graffiti, abandoned and inoperative vehicles, and abandoned shopping carts, to eliminate or correct the violations.	
	Code Enforcement Policy 4.4 Require that structures be maintained to ensure a safe and healthy environment, preventing blight and deterioration resulting from deferred maintenance.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Code Enforcement Policy 4.5 Require buildings that are identified as substandard or dangerous to be either repaired or demolished.	
	Code Enforcement Policy 4.6 Conduct public outreach and educational programs with residents, businesses, and community organizations to promote voluntary compliance with city ordinances.	
Chapter: Community Protection and Safety (Policies Regarding Soil, Steep Slopes & Seismic)		
Soils Policy D1.1: The City shall regulate development to avoid public financial demands incurred when the public utilities and services cross areas of geotechnical hazards (such as areas of steep slope or with soils) and thereby require undue measures of installation, maintenance, and replacement.	Soils and Seismicity Policy 7.2 Minimize development of public utilities in areas where geologic and seismic hazards exist to avoid additional costs associated with installation, maintenance, and replacement.	Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-
Soils Policy D1.2: The City shall require that development applications on slopes 25 percent or greater (see Open Space) include assessments prepared by a certified geotechnical engineer of slope stability and erodibility. The purpose of such assessments shall be to identify the areas most capable of tolerating grading, road construction, and utilities, and the measures needed to avoid or mitigate hazards.	Soils and Seismicity Policy 7.3 Require that development applications in areas where the potential for geologic and seismic hazards exist such as slopes of 25 percent or greater (see Resource Conservation Element) submit a site-specific geotechnical analysis prepared by a certified geotechnical engineer to identify potential hazards and recommend measures to avoid or mitigate identified hazards.	
Soils Policy D1.3: The City shall only approve new development in areas identified with geotechnical hazards subject to completion of a geotechnical report and only if such hazards are satisfactorily mitigated.	Soils and Seismicity Policy 7.4 Approve new development in areas identified with geologic or seismic hazards only after completion of a City-approved geotechnical report with appropriate mitigation of such hazards	
Soils Policy D1.4: Grading practices for drainage purposes should restore natural patterns of surface water runoff with respect to volume of flow so that any diversions will not induce or accelerate sheet erosion, gullyng, and other forms of erosion. Development in areas that are particularly susceptible to erosion and sediment loss shall be avoided.	Soils and Seismicity Policy 7.5 Avoid developing in areas that are susceptible to erosion and sediment loss. Where avoidance is not feasible, require the restoration of natural patterns of surface water runoff after grading to minimize erosion.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Soils Policy D1.5: The City shall enforce Uniform Building Code standards to protect public health and safety. Grading ordinance requires a soils report prepared by a qualified expert which shall explore imposing more rigorous standards because of the adverse effect such soils have on foundations and utilities. Soil associations with shrink-swell characteristics include: Auld, Bonsall, Chino, Fallbrook, Herhero, Los Posas, Placentia, Ramona, San Miguel, and Wyman.</p>	<p>Soils and Seismicity Policy 7.1 Regularly review, adopt, and enforce seismic and geologic safety standards, including the Uniform Building Code, in site design and building construction methods to protect public health and safety.</p>	
	<p>ADDITIONAL SOILS AND SEISMICITY POLICIES:</p>	
	<p>Soils and Seismicity Policy 7.6 Encourage the upgrade, retrofitting, and/or relocation of existing critical facilities (e.g., hospitals, fire stations, police stations, etc.) that do not meet current building code standards and are within susceptible to seismic or geologic hazards.</p>	
<p>Chapter: Community Protection and Safety (Policies Regarding Flooding)</p>		
<p>Flood Policy D2.1: The City shall continue to participate in the National Flood Insurance Program. Any development application for construction within the 100-year flood plain (see Open Space Element) shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program. For areas that already are developed, these same measures and standards shall be applied if substantial improvements or upgrades are sought, as required by the National Flood Insurance Program.</p>	<p>Flood Protection Policy 6.2 Require new and substantial improvements or upgrades of existing development within a flood hazard zone as defined by the Federal Emergency Management Agency (100 and 500-year floodplains) to be constructed in accordance with City, State, and federal regulations (e.g. NFIP), which may include implementing construction or other methods to minimize flood damage.</p>	<p>Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-</p>
<p>Flood Policy D2.2: The City shall restrict the type and intensity of new development within the 100-year flood plain to protect against potential impacts of flooding. In designated floodways, uses should be restricted to those uses that are tolerant of occasional flooding, including but not limited to agriculture, outdoor recreation, and natural resource areas.</p>	<p>Flood Protection Policy 6.3 Avoid or minimize flooding risks by limiting, the type and intensity of new development within the 100-year flood plain to uses that do not involve habitable structures such as agriculture, outdoor recreation, and natural resource areas.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Flood Policy D2.3: The City should design new critical facilities to minimize potential flood damage from the 100-year flood. Such facilities include those that provide emergency response (hospitals, fire stations, police stations, civil defense headquarters, utility lifelines, ambulance services, and sewage treatment plants). Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities with capacities greater than 100 persons.</p>	<p>Flood Protection Policy 6.8 Locate new critical facilities such as hospitals, emergency shelters, fire stations, police stations, civil defense headquarters, and emergency communication centers outside of flood hazard zones, as defined by FEMA. If no other alternative site is available or feasible, require that critical facilities be designed to minimize potential flood damage if located within flood hazard zones.</p>	
<p>Flood Policy D2.4: Flood control channels and storm drains should be maintained through periodic dredging, repair, desilting, and clearing to prevent any loss in effective use.</p>	<p>Flood Protection Policy 6.4 Maintain flood control channels, storm drains, and detention basins through periodic dredging, repair, desilting, and clearing subject to approval from appropriate state and federal agencies to ensure they are operating efficiently.</p>	
<p>Flood Policy D2.5: The dams at Lakes Dixon and Wohlford shall be inspected periodically to ensure safe operation and maintenance and to minimize the risk of failure.</p>	<p>Flood Protection Policy 6.6 Inspect the dams at Lakes Dixon and Wohlford periodically to ensure safe operation and maintenance and to minimize the risk of failure.</p>	
	<p>ADDITIONAL FLOOD PROTECTION POLICIES:</p>	
	<p>Flood Protection Policy 6.5 Require that all facilities storing, using, or otherwise involved with substantial quantities of on-site hazardous materials within flood hazard zones comply with applicable standards of elevation, anchoring, and flood proofing, and that hazardous materials be stored in watertight containers.</p>	
	<p>Flood Protection Policy 6.7 Require new development located in identified dam inundation areas to be designed to minimize potential flood damage from dam failure.</p>	
	<p>Flood Protection Policy 6.9 Maintain the structural and operational integrity of critical facilities during flooding events.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Flood Protection Policy 6.10 Coordinate efforts with local, regional, state, and federal agencies to minimize flood hazards and improve flood protection.	
<p>Chapter: Community Protection and Safety (Policies Regarding Hazardous Materials)</p>		
<p>Hazardous Materials Policy D3.1: The City shall implement the County’s Hazardous Waste Management Plan or shall develop and implement an equivalent plan.</p>	<p>Hazardous Materials Policy 8.1 Maintain and update Escondido’s Household Hazardous Waste management Plan and coordinate with the County of San Diego on periodic reviews and updates of the County’s Hazardous Waste Management Plan.</p>	<p>Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-</p>
<p>Hazardous Materials Policy D3.2: The City shall participate in the Hazardous Materials Incident Response Team Program, which is a countywide effort to deal with hazardous materials incidents.</p>	<p>Hazardous Materials Policy 8.2 Coordinate with relevant agencies to enforce applicable laws regulating the handling, use, production, storage, disposal, and transportation of hazardous materials, and notify the appropriate city, county, state, and federal agency in the event of a violation.</p>	
<p>Hazardous Materials Policy D3.3: The City shall maintain regulations which require proper storage and disposal of hazardous materials to prevent leakage, potential explosion, fire, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances. This shall require careful review of new uses by the City and all other agencies with responsibilities and relevant expertise including but not limited to the police and fire departments, the County Health Department, the State Department of Health Services, and the U.S. Environmental Protection Agency.</p>	<p>Hazardous Materials Policy 8.3 Maintain regulations requiring proper handling, storage and disposal of hazardous materials to prevent leakage, potential explosion, fire, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances.</p>	
<p>Hazardous Materials Policy D3.4: If hazardous contaminants are discovered in the groundwater, the City will cooperate with appropriate state and federal agencies to mitigate impacts.</p>	<p>Hazardous Materials Policy 8.6 Cooperate with appropriate regional, state and federal agencies to mitigate impacts associated with hazardous contaminants discovered in the groundwater.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Hazardous Materials Policy D3.5: Future land use decisions shall take into account the constraints, presented by the potential for site contamination by use, disposal, or storage of hazardous materials. Any use that could allow contact with or introduce contaminated soil or groundwater shall be subject to federal, state and local regulations until health risks are determined to no longer be of concern by the City and the State Department of Health Services.</p>	<p>Hazardous Materials Policy 8.10 Require proponents of projects in known contamination areas to perform comprehensive soil and groundwater contamination assessments, in accordance with applicable regulations. If contamination exceeds regulatory levels, require the proponent to undertake remediation procedures consistent with county, regional, and state regulations prior to grading and development of the site.</p>	
	<p>ADDITIONAL HAZARDOUS MATERIALS POLICIES</p>	
	<p>Hazardous Materials Policy 8.4 Encourage businesses and residents to utilize practices and technologies that will reduce the use of hazardous materials and generation of hazardous wastes.</p>	
	<p>Hazardous Materials Policy 8.5 Continue to provide frequent and convenient household hazardous waste collection options.</p>	
	<p>Hazardous Materials Policy 8.7 Maintain the City’s Fire Department’s programs to safely and effectively respond to hazardous materials incidents and releases.</p>	
	<p>Hazardous Materials Policy 8.8 Participate in the Hazardous Materials Incident Response Team Program, which is a countywide effort to address hazardous materials incidents.</p>	
	<p>Hazardous Materials Policy 8.9 Continue the public education efforts regarding proper use, storage, and disposal of household hazardous wastes, including universal wastes.</p>	
	<p>Hazardous Materials Policy 8.11 Develop and implement strict land use controls, performance standards, and structure design standards for uses that generate, use, or store hazardous materials, including setbacks from sensitive uses (e.g., schools, residential homes, daycare facilities) to protect and health and safety of the community in concert with regional, state and federal requirements for existing and proposed uses.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Chapter: Community Protection and Safety (Policies Regarding Emergency Services)</p>		
<p>Emergency Policy D4.1: The City shall continue to maintain and upgrade its disaster response plans. Accordingly, the City should continue to participate in the California Disaster and Civil Defense Mutual Aid Agreement, the San Diego County Mutual Aid Agreement and Operational Plan for Fire Departments, and the Unified San Diego County Emergency Services Agreement.</p>	<p>Emergency Services Policy 1.2 Maintain and upgrade the city’s disaster response plans and continue to participate in appropriate Mutual Aid Agreements that enhance disaster preparedness and emergency response.</p>	<p>Policies have generally been restructured as “action oriented” statements consistent with updated General Plans.-</p>
<p>Emergency Policy D4.2: The City should conduct periodic emergency drills to test and improve jurisdictional and inter-department coordination and response to emergencies brought about by catastrophes such as fire, flood, earthquakes, and hazardous spills.</p>	<p>Emergency Services Policy 1.3 Conduct periodic emergency exercises to test and improve jurisdictional and inter-department coordination and response to emergencies brought about by catastrophes such as fire, flood, earthquakes, and hazardous spills.</p>	
<p>Emergency Policy D4.3: The City shall take measures to provide for emergency response during and after catastrophic events.</p>	<p>Emergency Services Policy 1.1 Provide for emergency response during and after catastrophic events.</p>	
<p>Emergency Policy D4.4: The City’s Water Master Plan shall provide for adequate fire storage and flow to meet service needs through the General Plan buildout.</p>	<p>Emergency Services Policy 1.7 Provide for adequate fire storage and flow to meet current and future service needs as defined in the City’s Water Master Plan.</p>	
<p>Emergency Policy D4.5: The City shall promote public awareness of possible natural and man-made hazards, measures which can be taken to protect lives and property, response plans, and evacuation routes.</p>	<p>Emergency Services Policy 1.9 Promote public awareness through the Community Emergency Response Team (CERT) of possible natural and man-made hazards, and measures which can be taken to protect lives and property during and immediately after emergencies</p>	
<p>Emergency Policy D4.6: The City shall designate I-15, Highway 78, and the following local routes for the public’s use in evacuating the City in the event of an emergency: (a) for the area north of Highway 78 and west of I15—Country Club Lane, El Norte Parkway, Nordahl Road, and Rock Springs Road; (b) for the area east of I-15 and north of Valley Parkway—El</p>	<p>Emergency Services Policy 1.8 Regularly review and revise identified evacuation routes for the public’s use in the event of an emergency to ensure adequacy (Figure ____).</p>	<p>Policy revised to include information in a map</p>

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Norte Parkway, Centre City Parkway, Ash Street, Midway, Washington, and Valley Center Road;</p> <p>(c) for the area west of I-15 and south of Highway 78—Valley Pkwy, Via Rancho Pkwy, Felicita, and Citracado Pkwy;</p> <p>(d) for the area east of I-15 and south of Valley Parkway Bear Valley Parkway, Centre City Parkway, San Pasqual Road, San Pasqual Valley Road, and Felicita; and</p> <p>(e) for the downtown area—Valley Parkway, 9th Avenue, Broadway, Washington, Escondido Boulevard, and Centre City Parkway.</p>		
	ADDITIONAL EMERGENCY SERVICES POLICIES:	
	<p>Emergency Services Policy 1.4 Plan for the continued function of essential facilities such as hospitals, fire stations, and emergency command centers following a major disaster to facilitate post-disaster recovery.</p>	
	<p>Emergency Services Policy 1.5 Identify locations and facilities in the City to be used as shelters by the community during emergency situations and establish programs to quickly enable operation of these shelters and communicate access information for residents.</p>	
	<p>Emergency Services Policy 1.6 Require minimum road and driveway widths and clearances around structures consistent with local and State requirements to ensure emergency access.</p>	
	<p>Emergency Services Policy 1.10 Maintain and periodically update a data base documenting wildfire, flooding, and seismic hazard areas and risks as input for the City’s Emergency Preparedness and Response programs, including debris management operations and landfill diversion requirements for the safe and responsible removal and disposal of debris after an emergency that maximizes recycling and minimizes materials disposed in landfills.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Emergency Services Policy 1.11 Monitor pertinent studies and research regarding changes in wildland and flooding risks that may accrue with climate change and consider their implications in updating the City’s Emergency Response and Preparedness programs.	
	Emergency Services Policy 1.12 Protect the opportunities for use of the existing shooting range and other sites for public safety training.	
Chapter: Community Protection and Safety (Policies Regarding Noise Control)		
Noise Policy E1.1: New projects shall be required to meet acceptable exterior noise level standards as established in the noise and land use compatibility guidelines contained in Table IV-2. These guidelines, along with the future noise levels shown in the future noise contours map (Figure IV-3) shall be used by the City as a guide for evaluating the compatibility of “noise sensitive” projects in potentially noisy areas.	Noise Policy 5.1 Require development to meet acceptable exterior noise level standards as established in Figure N-3, and use the future noise contour map (Figure N-6) as a guide for evaluating the compatibility of new noise sensitive uses with projected noise levels.	
Noise Policy E1.2: In accordance with Table IV-2, the goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less. However, a CNEL of 60 dB or less is a goal which may not necessarily be achievable in all residential areas within the realm of economic or aesthetic feasibility. This goal should be applied where outdoor use is a major consideration (e.g., back yards and single family housing developments, and recreation areas in multifamily housing developments). The goal should generally be applied at ten feet from the backyard property line. However, in certain cases such as on estate lots where backyards are typically very large, the goal could be applied approximately one half the distance between the back of the main residential structure and the rear property line. The outdoor standard should not normally be applied to balconies or patios associated with residential uses.	Noise Policy 5.2 Apply a CNEL of 60 dB or less for single family and 65 dB or less for multi-family as goals where outdoor use is a major consideration (e.g., back yards and single family housing developments, and recreation areas in multifamily housing developments) as discussed in Figure N-3, and recognize that such levels may not necessarily be achievable in all residential areas.	Portions of this policy have been incorporated in a chart within the Noise Element

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Noise Policy E1.3: The City shall require new residential projects to provide for an interior CNEL of 45 dB or less due to exterior noise sources.</p>	<p>Noise Policy 5.4 Require noise attenuation for new noise-sensitive uses which include residential, daycare facilities, schools, churches, transient lodging, hotels, motels, hospitals, health care facilities, and libraries if the projected interior noise standard of 45 dBA CNEL is exceeded.</p>	
<p>Noise Policy E1.4: The City shall enforce its noise ordinance to protect the noise environment in existing residential areas. The City shall analyze potential noise impacts associated with any projects which could significantly alter noise levels in the community. The noise impact for the proposed project on existing land use should be evaluated in terms of potential for adverse community response, based on a significant increase in existing noise levels. The “noise/land use compatibility guidelines” are not intended to assess the impacts associated with a project with the potential to generate noise. If an area currently is below the maximum normally acceptable level, an increase in noise up to the maximum should not necessarily be allowed. Projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should require mitigation.</p>	<p>Noise Policy 5.6 Require the preparation of noise studies, as deemed necessary by the Planning Department, to analyze potential noise impacts associated with new development which could significantly alter existing noise levels in accordance with provisions outlined in Figure N-2 to ensure that adequate sound attenuation from these noise sources is provided.</p>	
<p>Noise Policy E1.5: The City shall enforce its noise ordinance as the method to control noise from sources other than transportation sources</p>	Deleted	Policy is outdated; current ordinance includes transportation noise sources as warranting mitigation.
<p>Noise Policy E1.6: The City should encourage use of the following measures to minimize impacts on and from new projects.</p> <p>(a) Site Planning. Proper site planning to reduce noise impacts is the first area that shall be required. By taking advantage of the natural shape and terrain of a site, it often is possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impact. Site planning techniques shall include but not be limited to:</p> <ol style="list-style-type: none"> 1) increasing the distance between the noise source and the receiver; 2) placing non-noise-sensitive land uses such as parking lots, maintenance facilities, and utility areas between the source 	Deleted	Information in this policy is incorporated in a chart within the Noise Element text

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>and the receiver;</p> <p>3) using non-noise-sensitive structures such as garages to shield noise -sensitive areas; and</p> <p>4) orienting buildings to shield outdoor spaces from a noise source.</p> <p>(b) Architectural Layout. In many cases, noise reduction can be attained by careful layout of noise-sensitive spaces. Bedrooms, for example, should be placed away from free-ways. Quiet outdoor spaces can be provided next to a noisy highway by creating a U-shaped development which faces away from the highway.</p> <p>(c) Noise Barriers. Noise barriers or walls commonly are used to reduce noise levels from ground transportation noise sources and industrial sources. Noise barriers serve a dual purpose in that they an reduce noise level both outdoors and indoors. To be effective, a barrier must interrupt the line of sight between the noise source and the receiver.</p> <p>(d) Construction Modifications. If site planning, architectural layout, noise barriers, or a combination of these measures do not achieve the required noise reduction, construction modification to walls, roofs, ceilings, doors, windows, and other penetrations may be necessary.</p>		
<p>Noise Policy E1.7: Evaluate the feasibility of adopting and implementing a Traffic Noise Barrier Installation Program.</p>	Deleted	Study performed as part of 1990 General Plan Implementation program determine costs would make project infeasible and create adverse aesthetic impacts
<p>Noise Policy E1.8: Through truck traffic should be generally limited to designated routes.</p>	<p>Noise Policy 5.12 Limit “through-truck-traffic” to designated routes to minimize noise impacts to residential neighborhoods and other noise-sensitive uses.</p>	
<p>Noise Policy E1.9: The City will establish and maintain coordination among City, County, and State agencies involved in noise abatement and other agencies to reduce noise generated from outside the City’s jurisdiction.</p>	<p>Noise Policy 5.14 Coordinate among city, county, State and other agencies involved in noise abatement to reduce noise generated from outside the city.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Noise Policy E1.10: The City shall implement these polices through a noise ordinance which shall be periodically reviewed to address changing conditions.	Noise Policy 5.17 Periodically review the adopted noise ordinance to address changing conditions.	
	ADDITIONAL NOISE POLICIES	
	Noise Policy 5.3 Require noise attenuation for outdoor spaces for all development where projected incremental exterior noise levels exceed those shown in Figure __.	
	Noise Policy 5.5 Require construction projects and new development to ensure acceptable vibration levels at nearby noise-sensitive uses based on Federal Transit Administrator criteria, as shown in Figure __.	
	Noise Policy 5.7 Encourage use of site and building design, noise barriers, and construction methods as outlined in Figure __ to minimize impacts on and from new development.	
	Noise Policy 5.8 Require that mixed use and multi-family residential developments demonstrate that the design of the structure will adequately isolate noise between adjacent uses (e.g., orientation, window insulation, separation of common walls, floors, and ceilings, etc.).	
	Noise Policy 5.9 Require new mixed use developments to locate loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development, when physically feasible, and use construction standards to reduce noise between uses.	
	Noise Policy 5.10 Require development projects subject to discretionary approval to assess potential construction noise impacts on nearby sensitive uses and to minimize impacts on these uses, to the extent feasible.	
	Noise Policy 5.10 Limit direct access from individual properties along Major Roads and Prime Arterials in residential areas in order to minimize gaps in noise barrier sound walls.	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	Noise Policy 5.13 Limit the hours of operation for parks and active recreation uses in residential areas to minimize disturbance to residences.	
	Noise Policy 5.15 Coordinate with McClellan-Palomar Airport to distribute property disclosure statements for areas within the Airport Land Use Compatibility Plan.	
	Noise Policy 5.16 Work with McClellan-Palomar Airport to monitor aircraft noise, implement noise-reducing operation measures, as necessary, and promote pilot awareness of noise sensitive land uses.	
<p style="text-align: center;">Open Space Objectives Regarding Hydrology</p> <p>Hydrology Obj. B1.1: Natural and improved drainageways shall be maintained as permanent open space.</p>	Water Resources and Quality Policy 5.5 Maintain natural and improved drainages as permanent open space.	
<p>Hydrology Obj. B1.2: Encroachments into wetlands and designated flood ways shall be carefully controlled.</p>	Water Resources and Quality Policy 5.8 Maintain Escondido's natural creek system in an undisturbed state with a minimum of a 50-foot buffer and setback for development, or as established by appropriate wildlife agencies, unless stream course alteration, channelization, and/or improvements are approved by necessary state and federal agencies and the City.	
<p style="text-align: center;">Open Space Objectives Regarding Slopes</p> <p>Slopes Obj. B2.1: Land areas with steep topography (generally over 25%) shall be protected from intensive urban development and shall be included within the overall open space system.</p>	Biological and Open Space Resources Policy 1.3 Protect land areas with steep topography (generally over 25%) from intensive urban development, regulate development in areas with topographic constraints such as steep slopes, and include these areas within the overall open space system.	
<p style="text-align: center;">Open Space Objectives Regarding Soils and Fire Hazards</p> <p>Soils/Fire Hazards Obj. B3.1: Development of areas with grading, construction, landscaping and fire hazard constraints shall be carefully regulated and included within the open space system.</p>	Fire Protection Policy 2.17 Maintain programs to minimize impacts on sensitive biological habitat and species when suppressing wildland fires, when feasible.	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Open Space Objectives Regarding Elevations Elevations Obj. B4.1: Primary and secondary ridgelines as well as other mountain peaks and prominent high points shall be protected from intensive urban development.</p>	<p>Visual Resources Policy 3.4 Prohibit development on skyline ridges and seek to obtain scenic easement dedications for these areas from property owners in conjunction with development on other suitable locations of the property. Require property owners of such scenic easements to retain, maintain, preserve, and protect the public view of these areas in their natural state, without obstruction by structures, and prohibit clearing of brush or planting of vegetation except as necessary to reduce fire hazards.</p>	
<p>Elevations Obj. B4.2: Views and vistas of natural landmarks within the open space system shall be preserved.</p>	<p>Visual Resources Policy 3.1 Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible.</p>	
<p>Open Space Objectives Regarding Environmental Resources Environmental Resources Obj. B5.1: Potential archeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected encroachment development and shall be included within the open space system.</p>	<p>Cultural Resources Policy 7.5 Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (includes adaptive reuse), and restoration where the use is compatible with the surrounding area.</p>	
<p>Open Space Objectives Regarding Special Wildlife and Vegetative Resources Wildlife/Vegetation Obj. B6.1: Rare, threatened or endangered plant and animal communities shall be protected within the Escondido planning areas.</p>	<p>Biological and Open Space Resources Policy 1.6 Preserve and protect significant wetlands, riparian, and woodland habitats as well as rare, threatened or endangered plants and animals and their habitats through avoidance. If avoidance is not possible, require mitigation of resources either on- or off-site at ratios consistent with State and federal regulations, and in coordination with those agencies having jurisdiction over such resources.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p style="text-align: center;">Objectives Regarding Open Space Opportunities</p> <p>Open Space Opportunities Obj. B7.1: Existing and/or potential public and private open space resources, including hiking, bicycle, equestrian, multi-use, urban trails, shall be incorporated into the open space system to the maximum extent possible and where appropriate.</p>	<p>Trail Network Policy 2.2 Expand and improve the Escondido Creek trail with the city’s trail network that links urban areas with rural and open space areas to promote opportunities for recreation, education, interpretation, and alternative transportation.</p>	
<p style="text-align: center;">Open Space Objectives Regarding Public and Quasi-Public Land Ownership</p> <p>Public Lands Obj. B8.1: Existing areas currently in public or quasi-public ownership shall be incorporated into the open space system.</p>	<p>Open Space Land Use Policy 12.1 Establish the Open Space / Park land use designation to identify city and county properties reserved for active and passive parks, habitat preservation, and public safety purposes as described in Figure II-6.</p> <p>Open Space Land Use Policy 12.3 Encourage the preservation of lands within the Planning Area that are owned by other public agencies for use as undeveloped open space, recreational purposes or mitigation banking.</p>	
<p style="text-align: center;">Open space Objectives Regarding Community Facilities and Service Areas</p> <p>Community Facilities and Services Obj. B9.1: Planning and development of the overall open space system shall be closely coordinated with other public facilities and services within Escondido.</p>	<p>Biological and Open Space Resources Policy 1.4 Coordinate the planning and development of the overall open space system with other public facilities and services within Escondido.</p>	
<p>Community Facilities and Services Obj. B9.2: An adequate system of neighborhood, community, and regional parks and related recreational facilities/ services shall be provided and incorporated into the open space system to the maximum extent feasible. Special attention shall be given to delineated service areas or neighborhoods in the older, central area of Escondido. The conceptual trail system depicted in the Open Space Opportunities and Resources Exhibit will be refined in a master plan of trails.</p>	<p>Parks and Recreation Policy 2.2 Provide an adequate system of neighborhood, community, urban, and regional parks and related recreational facilities/services for incorporation into the open space system.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Open Space Objectives Regarding Vacant Land Vacant Lands Obj. B10.1: Vacant land in the community shall be recognized as a potential resource for parks and recreational facilities as well as included within the open space element.</p>	<p>Parks and Recreation Policy 2.9 Consider the development of vacant and underutilized City lands as potential sites for parks and recreational facilities.</p>	
<p>Chapter: Community Open Space and Conservation (Policies Regarding Community Design)</p>		
<p>Community Design Policy C1.1: The City of Escondido shall maintain a rural residential and open space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.</p>	<p>Biological and Open Space Resources Policy 1.2 Maintain open space and rural residential uses around the perimeter of the City to serve as a buffer from the surrounding urbanizing areas.</p>	
<p>Community Design Policy C1.2: The City of Escondido shall prepare and adopt design guidelines and development standards to be the basis for design review of architectural, landscaping, signage and other visual impacts of development projects. These may be incorporated into zoning or subdivision ordinances or be policy statements.</p>	Deleted	Policy has been implemented in existing codes and the policy is incorporated in updated General Plan text.
<p>Community Design Policy C1.3: The City shall establish policies or ordinance to preserve visually prominent vegetation, including existing street trees and mature ornamental trees in existing neighborhoods. If preservation is unavoidable, policies shall be established concerning replacement of lost vegetation in equal or greater values.</p>	<p>Biological and Open Space Resources Policy 1.8 Require that proposed development projects implement appropriate measures to minimize potential adverse impacts of sensitive habitat areas, such as buffering and setbacks. In the event that significant biological resources are adversely affected, consult with appropriate State and federal agencies to determine adequate mitigation or replacement of the resource.</p>	
<p>Community Design Policy C1.4: Drought- and frost-tolerant plant species shall be encouraged in landscaping streets and projects, through the implementation of design guidelines. Automatic irrigation systems with appropriate water conserving features should be included in the development.</p>	<p>Community Character Policy 1.8 Require development projects to locate and design buildings, construct energy and water efficient infrastructure, and implement other practices contributing to sustainable resources, reduction of greenhouse gas emissions and enhanced community livability and economic vitality.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Community Design Policy C1.5: The City shall require, as a condition of development approval, public and/or private landscaping along all arterial roadways.</p>	<p>Complete Streets Policy 2.5 Design streets in a manner that is sensitive to the local context and recognizes that the needs vary in mixed use, urban, suburban and rural settings.</p> <p>Street Network Policy 7.10 Implement street beautification programs to improve the visual quality and character of roadway corridors and provide a distinct identify for key gateways into the City.</p> <p>Pedestrian Network Policy 3.5 Promote walking and improve the pedestrian experience by (a) requiring pedestrian facilities along all classified streets designated on the Circulation Plan; (b) implementing streetscape improvements along pedestrian routes that incorporate such elements as shade trees, street furniture, and lighting; (c) orienting development toward the street;(d) employing traffic calming measures; and (e) enforcing vehicle speeds on both residential and arterial streets.</p>	
<p>Community Design Policy C1.6: The City shall establish a street tree planting program intended to identify appropriate varieties, sizes, spacing standards, maintenance and replacement standards, planting schedules, etc. Street trees should be selected and sited to minimize the visual dominance of paved surfaces, to create more appropriately defined and humanly scaled public spaces, and to help distinguish pedestrian environments from vehicular spaces.</p>	<p>Pedestrian Network Policy 3.5 Promote walking and improve the pedestrian experience by (a) requiring pedestrian facilities along all classified streets designated on the Circulation Plan; (b) implementing streetscape improvements along pedestrian routes that incorporate such elements as shade trees, street furniture, and lighting; (c) orienting development toward the street;(d) employing traffic calming measures; and (e) enforcing vehicle speeds on both residential and arterial streets.</p>	
<p>Community Design Policy C1.7: The City shall require new development to landscape street rights-of-way in accordance with the street tree planting program.</p>	<p>Street Network Policy 7.10 Implement street beautification programs to improve the visual quality and character of roadway corridors and provide a distinct identify for key gateways into the City.</p>	
<p>Community Design Policy C1.8: All residential developments having common open space or along public rights-of-way separated from the development by a wall or fence landscaping shall require that all landscaping and irrigation systems be installed by the developer.</p>	Deleted	<p>This is a standard condition of approval for projects because the city does not irrigate private properties.</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Community Design Policy C1.9: Homeowners’ associations shall be formed to maintain private streets, common open space areas, and landscaping along public rights-of-way separated from the development by a wall or fence in new developments. Developments which do not have homeowners’ associations shall annex into the City’s Landscape Maintenance District or an acceptable alternative if there is landscaping along public rights-of-way separated from the development by a wall or fence.</p>	<p>Community Character Policy 1.17 Support the formation of Homeowners’ Associations to maintain private streets, common open space areas, and landscaping within and adjacent to such developments, and facilitate annexation into the city’s Landscape Maintenance District (or an acceptable alternative) for maintenance of similar landscaping improvements where no Homeowners’ Association is established.</p>	
<p>Community Design Policy C1.10: New landscaping in existing neighborhoods should respect and incorporate any distinctive elements of the existing landscaping.</p>	<p>Biological and Open Space Resources Policy 1.13 Promote the use of native plants for public and private landscaping purposes within the City.</p>	
<p>Community Design Policy C1.11: The City shall establish density and development standards and review development proposals with the intent to protect existing terrain, steep slopes, floodways, habitat areas, and ridge lines, and to minimize visual impacts of grading and structures.</p>	<p>Visual Resources Policy 3.3 Maintain density and development standards designed to protect significant visual resources such as existing terrain, steep slopes, floodways, habitat areas, and ridgelines and to minimize visual impacts of grading and structures.</p>	
<p>Community Design Policy C1.12: New single-family residential development shall include an appropriate mix of one and two-story units or may be all one story or include one story elements with increased separation to avoid a congested appearance especially in perimeter areas.</p>	<p>Residential Development Policy 3.10 Limit disproportionate numbers of two-story dwelling units within single family detached subdivisions to promote variety and avoid monotonous streetscapes and visual impacts.</p>	
<p>Chapter: Community Open Space and Conservation (Policies Regarding Ridgeline and Hillside Conservation)</p>		
<p>Ridgeline/Hillside Policy D1.1: The City shall distinguish skyline ridges from secondary and intermediate ridges. Skyline ridges include those which define the horizon and intermediate ridges are those with visible land behind them which creates a backdrop to the ridge as viewed from the valley floor. Skyline and intermediate ridges shall be identified by ordinance or resolution.</p>	<p>Deleted</p>	<p>Information from Policy is included in a table within the General Plan Element</p>

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Ridgeline/Hillside Policy D1.2:Development on skyline ridges shall be prohibited. The City shall seek to obtain dedication of a scenic easement from the property owner for skyline ridges not intended for public access, in conjunction with any development which may occur on the remainder of the property. The granting of a scenic easement will obligate the property owner to retain, maintain, preserve, and protect the public view of the areas in their natural state, without obstruction by structures. A scenic easement shall not prohibit clearing of brush or planting of vegetation which is necessary to reduce fire hazards.</p>	<p>Visual Resources Policy 3.4 Prohibit development on skyline ridges and seek to obtain scenic easement dedications for these areas from property owners in conjunction with development on other suitable locations of the property. Require property owners of such scenic easements to retain, maintain, preserve, and protect the public view of these areas in their natural state, without obstruction by structures, and prohibit clearing of brush or planting of vegetation except as necessary to reduce fire hazards.</p>	
<p>Ridgeline/Hillside Policy D1.3: Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development should be sited such that buildings do not project above the natural landform. Development applications shall be designed so that:</p> <ul style="list-style-type: none"> (a) landscaping plans minimize the visual impact of the development from adjoining properties and the Valley floor; (b) site plans concentrate development in subordinate or hidden locations; (c) grading plans minimize disruption of the natural landform and vegetation; and (d) development on intermediate ridges shall only be permitted in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project. 	<p>Visual Resources Policy 3.5 Regulate development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following requirements:</p> <ul style="list-style-type: none"> ▪ Intermediate Ridges and Hilltops <ul style="list-style-type: none"> a) Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor; b) Concentrate development in subordinate or hidden locations, which shall not project above the natural landform; c) Prepare grading plans that minimize disruption of the natural landform and vegetation; and d) Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project. ▪ Slopes Greater than 15 Percent <ul style="list-style-type: none"> a) Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features. 	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	<ul style="list-style-type: none"> b) Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillsides. c) Cluster the overall development pattern in accordance with General Plan provisions to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential. d) Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development. 	
<p>Ridgeline/Hillside Policy D1.4: The City shall restrict development on hillsides so that it preserves the natural appearance and landform of the site. Development projects on terrain with a slope greater than 15 percent shall conform with the following standards:</p> <ul style="list-style-type: none"> (a) All development shall be sited to avoid potentially hazardous areas and environmentally sensitive areas as identified in the Open Space Element, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features. (b) Development shall be designed to minimize grading requirements by conforming to the natural contours of the site. (c) The overall development pattern for a project shall be clustered in accordance with provisions in Chapter VII to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential. (d) The site shall be landscaped with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development. (e) To the extent feasible, development shall be designed to minimize the visual impact on adjoining residential areas. (f) Grading, terracing, padding, and cut-and-fill shall be 	Deleted	Language incorporated into Visual Resources Policy 3.5

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>minimized to protect the visual continuity of the hillsides.</p> <p>The development potential of those portions of the site considered to be inappropriate for development due to visual quality may be transferred onto other portions of the site subject to the policies of the Land Use Element.</p>		
<p>Chapter: Community Open Space and Conservation (Policies Regarding Viewshed Protection)</p>		
<p>Viewshed Policy E1.1: Development within the Interstate 15 corridor shall be sensitive to potential visual impacts on the views of motorists traveling along this regional route. Prominent views along Interstate 15 include: outstanding continuous, panoramic views of the Valley floor, surrounding ridges and Lake Hodges, and focal views where the eye is channeled toward a visually dominant feature such as an undisturbed hillside or steep slopes with rock outcroppings. Development proposals within the I-15 scenic corridor (defined as the area within 1,750 feet of the freeway) shall be accompanied by a visual assessment and conform with the community design policies which address:</p> <ul style="list-style-type: none"> (a) the siting of new buildings outside of significant viewshed corridors; (b) the protection of hillsides and ridgelines; and (c) the need to blend developments with their setting in terms of height and scale. 	<p>Visual Resources Policy 3.6 Require that development within the Interstate 15 corridor be located and designed in consideration of its potential visual impacts and preservation of prominent views along the corridor that include: outstanding continuous, panoramic views of the valley floor, surrounding ridges and Lake Hodges, and focal views where the eye is channeled toward a visually dominant feature such as an undisturbed hillside or steep slopes with rock outcroppings. Require development proposals within the I-15 scenic corridor (defined as the area within 1,750 feet of the freeway) to include a visual assessment and conform to the community design policies which address:</p> <ul style="list-style-type: none"> a) The siting of new buildings outside of significant viewshed corridors; b) The protection of hillsides and ridgelines; and c) The need to blend developments with their setting in terms of height and scale. 	
<p>Viewshed Policy E1.2: In addition to more rigorous review, projects in the Interstate 15 corridor may be subject to further height restrictions, landscaping, and clustering requirements</p>	<p>Community Character Policy 1.5 Maintain Escondido's single-family residential character, except in areas designated for multi-family, mixed use, and / or higher intensity development within downtown, areas along major transportation corridors and transit stations, and around identified commercial and public activity centers.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Viewshed Policy E1.3: In order to protect viewshed of undeveloped rolling grassland and chaparral, the contrast between the proposed development and the natural setting should be softened by siting construction on low-lying areas in the less visually obtrusive portions of the site, use of building clustering, use of low building profiles, and use of materials and colors subordinate to the natural environment.</p>	Deleted	Language incorporated in Visual Resource Policies 3.1 and 3.2
<p>Viewshed Policy E1.4: In order to protect views of unique landforms such as steep hills and rock outcroppings, buildings should not be permitted on top of or on the upper sides of such formations and should be sited to avoid obstructing views of these scenic features.</p>	<p>Visual Resources Policy 3.2 Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks.</p>	
<p>Viewshed Policy E1.5: Development proposals shall maintain public views of creeks, lakes, their shores, and their adjoining riparian features as much as possible. Building siting, scale, and massing, along Bear Valley Pkwy and Valley Center Pkwy, in particular, should be reviewed to ensure these views are protected.</p>	<p>Visual Resources Policy 3.1 Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible.</p>	
<p>Chapter: Community Open Space and Conservation (Policies Regarding Viewshed Protection)</p>		
<p>Cultural Policy F1.1: The City of Escondido shall strive to preserve significant historic and cultural features designated on a local register through appropriate ordinances, incentive programs, or and through the development review process.</p>	<p>Cultural Resources Policy 7.2 Preserve significant cultural and paleontological resources listed on the national, State, or local registers through: maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resources; incentive programs; and/or the development review process.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Cultural Policy F1.2: The City shall strive to preserve buildings and areas with special and recognized historic or architectural value. Efforts to retain structures them in their original state shall be encouraged through adaptive reuse where the use is compatible with the surrounding area.</p>	<p>Cultural Resources Policy 7.5 Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (includes adaptive reuse), and restoration where the use is compatible with the surrounding area.</p>	
<p>Cultural Policy F1.3: The City shall maintain and update the Escondido Historic Sites Survey. This survey shall be used to register local prehistoric and historic features that meet local, state, or federal requirements.</p>	<p>Cultural Resources Policy 7.1 Maintain and update the Escondido Historic Sites Survey to include significant resources that meet local, state, or federal criteria.</p>	
<p>Cultural Policy F1.4: The City shall maintain appropriate legislation prohibiting the demolition of an historic structure without an evaluation of the condition of the structure and the costs of rehabilitation.</p>	<p>Cultural Resources Policy 7.7 Comply with appropriate local, State, or federal regulations governing historical resources.</p>	
<p>Cultural Policy F1.5: The City, in reviewing development proposals, shall be sensitive to the Planning Area’s archaeological resources and shall recognize he need for more detailed assessments through the environmental review process.</p>	<p>Cultural Resources Policy 7.4 Recognize the sensitivity of cultural resources and the need for more detailed assessments through the environmental review process.</p>	
<p>Cultural Policy F1.6: The City shall strive to install art pieces in public activity centers, such as the Civic Center, library, and recreational areas, as well as at key entrances to the City and to the downtown area. These pieces can serve as suitable landmarks and entry features, and can reinforce activity centers as focal points of social interaction and visual interest.</p>	<p>Cultural Arts Policy 4.1 Promote a wide range of styles, materials, and types of public art in municipal locations accessible to the public, as well as at key entrances to the city and downtown to serve as suitable landmarks and entry features, and to reinforce municipal locations as focal points of social interaction and visual interest.</p>	
<p>Cultural Policy F1.7: The City shall encourage the use of publicly owned facilities and spaces for the display of local art and for other artistic and cultural events.</p>	<p>Cultural Arts Policy 4.2 Encourage the use of publicly owned facilities and spaces for the display of local art and for other artistic and cultural events.</p>	
<p>Cultural Policy F1.8: The City shall maintain guidelines for the placement of art works that take into consideration public visibility, public safety, and enjoyment by the public.</p>	<p>Cultural Arts Policy 4.3 Maintain guidelines for the placement of art works that considers public visibility, public safety, and community enjoyment.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Cultural Policy F1.9: The City shall continue to require developers to pay fees or provide art pieces that can serve to embellish an individual project as well as contribute to the appearance and vitality of the community.</p>	<p>Cultural Arts Policy 4.4 Require developers provide art pieces or pay fees that can embellish an individual project as well as contribute to the appearance and vitality of the community.</p>	
	<p>ADDITIONAL CULTURAL RESOURCES POLICIES:</p>	
	<p>Cultural Resources Policy 7.3 Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.</p>	
	<p>Cultural Resources Policy 7.6 Review proposed new development and/or remodels for compatibility with the surrounding historic context.</p>	
	<p>Cultural Resources Policy 7.8 Consider providing financial incentives, and educational information on existing incentives provided by the federal government, to private owners and development in order to maintain, rehabilitate, and preserve historic resources.</p>	
	<p>Cultural Resources Policy 7.9 Educate the public on the City's important historic resources in increase awareness for protection.</p>	
<p>Cultural Policy F1.10: A wide range of styles, materials, and types of art pieces is desirable.</p>	Deleted	Combined with Cultural Arts Policy 4.1 above
<p>Chapter: Community Open Space and Conservation (Policies Regarding Natural Resources)</p>		

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Natural Resources Policy G1.1: A system of open space corridors, easement and acquisition programs and trails shall be established. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclinations shall be preserved. Significant wetlands, riparian or woodland, and habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Disturbances of natural water bodies and natural drainage systems caused by development including roads, highways and bridges shall be carefully evaluated to ensure that impacts are minimized. Density transfers shall be permitted to preserve such lands as established in the land use designation.</p>	<p>Biological and Open Space Resources Policy 1.1 Establish and maintain an interconnected system of open space corridors, easements, trails, public/quasi-public land, and natural areas that preserve sensitive lands, permanent bodies of water, floodways, and slopes over 35 percent and provides for wildlife movement.</p>	
<p>Natural Resources Policy G1.2: The City shall establish environmental protection policies to protect sensitive habitat areas such as wetlands and oak woodlands, including coordination with State and Federal agencies having jurisdiction over such areas.</p>	<p>Biological and Open Space Resources Policy 1.6 Preserve and protect significant wetlands, riparian, and woodland habitats as well as rare, threatened or endangered plants and animals and their habitats through avoidance. If avoidance is not possible, require mitigation of resources either on- or off-site at ratios consistent with State and federal regulations, and in coordination with those agencies having jurisdiction over such resources.</p>	
<p>Natural Resources Policy G1.3: The City of Escondido shall strive to develop and implement community-wide resource conservation programs, as well as consider resource preservation areas for open space and habitat protection and enhancement.</p>	<p>Biological and Open Space Resources Policy 1.5 Participate in the planning and preservation of an interconnected biological resources and open space plan with appropriate federal, state, and local agencies that enhances the viability of the regional ecosystem.</p>	
<p>Chapter: Community Open Space and Conservation (Policies Regarding Agricultural Land)</p>		
<p>Agricultural Policy H1.1: The City shall strive to maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.</p>	<p>Agricultural Resources Policy 4.1 Maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Agricultural Policy H1.2: Agriculture should be buffered from more intensive urban uses with intermediate land uses which are mutually compatible, through the implementation of appropriate policies of the Land Use Element</p>	<p>Agricultural Resources Policy 4.2 Require agricultural lands to be physically separated from more intensive urban development with intermediate land uses that are mutually compatible, and use landscape screening methods to minimize urban and agricultural conflicts.</p>	
<p>Agricultural Policy H1.3: The City may explore a variety of techniques to preserve existing agricultural lands. In particular, the City should study:</p> <ul style="list-style-type: none"> (a) The formation of an Agricultural Land Trust, defined as a nonprofit corporation organized according to the Nonprofit Public Benefit Corporation Law of California and Section 501(c)(3) of the Internal Revenue Code. The corporation is empowered to acquire, manage, and/or hold agricultural land for the public benefit but without the necessary expenditures of public revenues. (b) The requirements for projects to transfer development rights from existing agricultural lands to other portions of the project, thereby preserving the agricultural lands in permanent open space, consistent with clustering policies. (c) The “right to farm” in open space areas. (d) The requirements for projects adjacent to agricultural practices to provide physical separation and screening to minimize urban/ agricultural conflicts. 	<p>Agricultural Resources Policy 4.3 Explore a variety of techniques to preserve existing agricultural lands including:</p> <ul style="list-style-type: none"> a) Agricultural Land Trusts designed as nonprofit corporations organized according to the Nonprofit Public Benefit Corporation Law of California and Section 501(c)(3) of the Internal Revenue Code. b) Transfer development rights from existing agricultural lands to other portions of the project or City-approved receiver sites, thereby preserving the agricultural lands in permanent open space, consistent with clustering policies. c) The “right to farm” in open space areas. 	
<p>Agricultural Policy H1.4: The City shall encourage the use of water conservation techniques in agricultural enterprises including the use of reclaimed wastewater for irrigation.</p>	<p>Agricultural Resources Policy 4.4 Encourage the use of water conservation techniques in agricultural enterprises including the use of reclaimed water for irrigation.</p>	
<p>Agricultural Policy H1.5: The City shall consider continuing support for the operation of “Certified Farmer’s Markets,” to the extent economically feasible as defined by the County Department of Agriculture, which allows farmers in the area, who meet County requirements, to sell their produce at the site.</p>	<p>Agricultural Resources Policy 4.5 Support the operation of, and provide venues for, “Certified Farmer’s Markets” to allow farmers in the area to sell their products on-site or off-site as designated locations.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL AGRICULTURAL RESOURCES POLICIES	
	Agricultural Resources Policy 4.6 Permit the development of community gardens on vacant properties in commercial and industrial areas and multi-family neighborhoods, provided that they are managed and operated to prevent adverse impacts on adjoining uses.	
Chapter: Community Open Space and Conservation (Policies Regarding Water Resource Quality and Management)		
Water Quality Policy I2.1: Activities that could affect local and regional water quality shall be carefully regulated. This includes any use of pesticides that could contaminate surface runoff flowing into the reservoirs; use of septic tanks in locations where sewage could potentially seep into the reservoirs; or construction of impermeable surfaces that could create excess runoff contaminated with motor oil, gasoline, and other urban wastes. Implementing appropriate recommendations found in SANDAG’s Water Quality Element of its Regional Growth Management Strategy shall also be considered in development plans as a means to protect water quality.	Water Resources and Quality Policy 5.12 Regulate construction and operational activities through the use of storm-water protection measures in accordance with the City’s National Pollution Discharge Elimination System permit. Water Resources and Quality Policy 5.13 Regulate discharge from industrial users and use of agricultural chemicals (i.e., pesticides) in accordance with local and State regulations to protect the city’s natural water bodies. Water Resources and Quality Policy 5.16 Monitor underground storage tanks containing hazardous materials and septic tank systems on a regular basis in accordance with all federal, state, and local regulations.	
Water Quality Policy I2.2: No development shall be permitted in the areas around Lake Wohlford, Dixon Lake, or Lake Hodges that would detract from their use as watershed areas or as visual and recreational amenities.	Water Resources and Quality Policy 5.7 Prohibit development in the areas around Lake Wohlford, Dixon Lake, or Lake Hodges that would detract from their use as watershed areas or as visual and recreational amenities.	
Water Quality Policy I2.3: Escondido’s natural creek system shall be maintained in its natural state with a minimum of a 50-foot buffer and setback for development unless the streamcourse, alteration channelization, and/or improvements are approved by necessary state and federal agencies and the City.	Water Resources and Quality Policy 5.8 Maintain Escondido’s natural creek system in an undisturbed state with a minimum of a 50-foot buffer and setback for development, or as established by appropriate wildlife agencies, unless stream course alteration, channelization, and/or improvements are approved by necessary state and federal agencies and the City.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Water Quality Policy I2.4: Public access to the creeks, where consistent with sound resource management practices, shall be permitted and improved by means of pathways, access points, and bridges which will not impact habitat areas</p>	<p>Water Resources and Quality Policy 5.11 Allow public access to the creeks with that will not impact habitat areas, consistent with sound resource management practices.</p>	
<p>Water Quality Policy I2.5: Whenever possible, creeks shall be conserved in, or restored to, their natural states. Areas near channels that have been significantly altered for flood control through the development of an environmental streamcourse design (such as portions of Reidy Creek) shall still be provided used for urban open space as landscaped paths.</p>	<p>Water Resources and Quality Policy 5.9 Conserve and restore creeks to their natural states whenever possible, and allow areas where channelization has occurred for flood control purposes to serve as urban open space.</p>	
<p>Water Quality Policy I2.6: Escondido’s shallow groundwater basin shall be protected from contamination. Post-development runoff from a site shall not contain pollutant loads which cause or contribute to an exceedance of receiving water quality objectives or which have not been reduced to the maximum extent practicable. All federal, state, and local regulations relating to monitoring underground storage tanks containing hazardous materials and septic tank systems be implemented in a timely fashion. Development in significant groundwater recharge areas (i.e., areas where substantial surface water infiltrates into the groundwater) shall be carefully regulated.</p>	<p>Water Resources and Quality Policy 5.15 Protect Escondido’s shallow groundwater basin from contamination by regulating stormwater collection and conveyance to ensure pollutants in runoff has been reduced to the maximum extent practicable.</p>	
<p>Water Quality Policy I2.7: Channels should be designed to accommodate existing and potential future riparian vegetation.</p>	<p>Water Resources and Quality Policy 5.10 Require that drainage channels be designed to accommodate riparian vegetation growth.</p>	
	<p>ADDITIONAL WATER RESOURCES AND QUALITY POLICIES</p>	
	<p>Water Resources and Quality Policy 5.1 Integrate water management programs that emphasize multiple benefits and balance the needs of urban, rural, and agricultural users.</p>	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
	Water Resources and Quality Policy 5.2 Protect the surface water resources in the city including Lake Wohlford, Dixon Lake, Lake Hodges, Escondido Creek, and other waterways.	
	Water Resources and Quality Policy 5.3 Protect the sustainability of groundwater resources.	
	Water Resources and Quality Policy 5.4 Require new development to preserve areas that provide opportunities for groundwater recharge (i.e., areas where substantial surface water infiltrates into the groundwater), stormwater management, and water quality benefits.	
	Water Resources and Quality Policy 5.6 Control encroachments into wetlands and designated flood-ways to protect the community's water resources.	
	Water Resources and Quality Policy 5.12 Regulate construction and operational activities through the use of stormwater protection measures in accordance with the City's National Pollution Discharge Elimination System permit.	
	Water Resources and Quality Policy 5.14 Require new development to protect the quality of water resources and natural drainage systems through site design, and use of source controls, stormwater treatment, runoff reduction measures, best management practices, and Low Impact Development measures.	
Chapter: Community Open Space and Conservation (Policies Regarding Air Quality)		
Air Quality Policy J1.1: Because emissions from motor vehicles have been shown to be a direct contributor to air quality degradation, the City shall implement the following measures within its	Air Quality and Climate Protection Policy 6.2 Reduce regional greenhouse gas emissions through the following measures including, but not limited to:	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>jurisdiction to reduce the number of vehicular miles traveled:</p> <p>(a) The City shall participate in the implementation of Transportation Demand Management programs on a regional basis.</p> <p>(b) The City shall adopt zoning mechanisms which allow child care centers, in compliance with State regulations, to be located near centers of employment. An incentive plan for employer participation shall be adopted.</p> <p>(c) The City shall restrict, whenever possible, all unnecessary vehicle trips during episode violations as defined by the State Air Resources Board.</p> <p>(d) The City shall provide, whenever possible, incentives for car pooling, flex-time, shortened work weeks, and telecommunications and other means of reducing vehicular miles traveled.</p>	<p>a) Implementing land use patterns that reduce automobile dependence (e.g., compact, mixed-use, pedestrian, and transit-oriented development,);</p> <p>b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques;</p> <p>c) Supporting public transportation improvements;</p> <p>d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities;</p> <p>e) Participating in the development of park-and-ride facilities;</p> <p>f) Maintaining and updating the city's traffic signal synchronization plan;</p> <p>g) Promoting local agriculture;</p> <p>h) Promoting the use of drought-tolerant landscaping; and</p> <p>i) Encouraging the use of non-polluting alternative energy systems.</p>	
<p>Air Quality Policy J1.2: The City shall encourage the increased use of public transportation through the following measures:</p> <p>(a) Implementation of the policies regarding public transit in the Circulation Section of the Community Development Element. These policies stress achieving a balance of transportation opportunities through a variety of means. Policies in this section are intended to supplement but not replace other policies.</p> <p>(b) The City shall coordinate efforts with the North County Transit District and other appropriate transit agencies for all new subdivisions, large multi-family, and commercial developments along existing public mass transit routes. These developments shall be required to provide proof of consultation with a public transit agency.</p>	Deleted	Language incorporated in Air Quality and Climate Protection Policy 6.2

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>(c) The City shall continue to support efforts to connect a commuter rail line between Oceanside and Escondido and shall develop a program to acquire the right-of-way within the City’s boundaries. The City shall also support and encourage efforts to build a commuter rail line between Escondido and the City of San Diego.</p> <p>(d) Residential densities at Urban II or higher shall be considered along transit routes to promote ridership or public transit.</p>		
<p>Air Quality Policy J1.3: The City shall establish programs with Caltrans to develop park and ride facilities within the city. These programs shall include, but not be limited to, the adoption of an ordinance for collecting impact fees or in-lieu land dedication during the review process to develop the park and ride facilities.</p>	<p>Air Quality and Climate Protection Policy 6.5 Consider the development of park and ride facilities within the city in coordination with Caltrans.</p>	
<p>Air Quality Policy J1.4: The City shall adopt policies specifying the location and number of drive-through facilities permitted within the City and shall provide design criteria which will reduce the amount of time spent by vehicles in lines.</p>	<p>Air Quality and Climate Protection Policy 6.6 Restrict the number and location of drive-through facilities in the City and require site layouts that reduce the amount of time vehicles wait for service.</p>	
<p>Air Quality Policy J1.5: The City shall establish criteria in consultation with the Air Pollution Control District (APCD) to determine the significance of air quality impacts of proposed developments in conjunction with environmental review. Such criteria shall consider if potential emissions exceed air quality standards, if the proposed project is consistent with the adopted air quality management plan, and if the proposed project would expose sensitive receptors (schools, hospitals, convalescent homes) to substantial pollutant concentrations. Appropriate mitigation measures shall also be required for proposed developments.</p>	Deleted	Proposed policies are in compliance with more recent air quality legislation and development of Climate Action Plan policies
<p>Air Quality Policy J1.6: The City shall work with the APCD to establish procedures to review potential stationary emitters or source points of air pollutants during environmental and project review. These procedures will implement AB3205 which prohibits any city or county from issuing final occupancy permits for any business or project emitting air pollutants until requirements of the APCD are met.</p>	Deleted	Proposed policies are in compliance with more recent air quality legislation

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Air Quality Policy J1.7: As proposed by this General Plan and its Land Use Plan, the City will maintain land use patterns that reduce vehicular trips by implementing the following measures:</p> <ul style="list-style-type: none"> (a) New planned neighborhood commercial centers located within new residential areas and shall be linked by pedestrian and bicycle lanes. (b) Shopping centers, public meeting facilities, churches, libraries, and day care centers shall generally be considered compatible and locational considerations for these uses should include proximity to each other to potentially allow for combination of trips. (c) The City will require all large developments which evaluate to examine the proximity and location of public transit lines and of other large trip generators within the vicinity. (d) High density residential development should be located near employment and shopping facilities to reduce the number of trips generated. 	Deleted	Current and proposed Land Use Element implement this policy.
<p>Air Quality Policy J1.8: Because landscaping can reduce the radiant heat generated by paved surfaces and, through photosynthesis, reduce harmful pollutants in the air, the City shall develop special landscaping standards in conjunction with the Open Space and Community Development Elements to reduce the radiant heat. These standards shall include, but not be limited to, the provision of turf block surfaces for emergency access lanes and installation of drought-resistant canopy and street trees. The City shall also encourage the planting of drought-resistant trees in all areas of the City to mitigate air quality impacts associated with developed projects.</p>	<p>Biological and Open Space Resources Policy 1.13 Promote the use of native plants for public and private landscaping purposes within the City.</p> <p>Community Character Policy 1.8 Require development projects to locate and design buildings, construct energy and water efficient infrastructure, and implement other practices contributing to sustainable resources, reduction of greenhouse gas emissions and enhanced community livability and economic vitality. .</p>	
<p>Air Quality Policy J1.9: The City shall revise the elements of the General Plan as necessary when the updated Air Quality Management Plan prepared by APCD is completed.</p>	Deleted	Proposed policies are in compliance with more recent air quality legislation

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Air Quality Policy J1.10: The City shall continue to participate in regional planning efforts to attain state and federal air quality standards.</p>	<p>Air Quality and Climate Protection Policy 6.1 Participate in regional planning efforts and coordinate with the San Diego Air Pollution Control District and San Diego Association of Governments in their efforts to reduce air quality impacts and attain state and federal air quality standards.</p>	
	<p>ADDITIONAL AIR QUALITY AND CLIMATE PROTECTION POLICIES:</p>	
	<p>Air Quality and Climate Protection Policy 6.3 Require that new development projects incorporate feasible measures that reduce construction and operational emissions.</p>	
	<p>Air Quality and Climate Protection Policy 6.4 Locate uses and facilities/operations that may produce toxic or hazardous air pollutants an adequate distance from each other and sensitive uses such as housing and schools, consistent with California Air Resources Board recommendations.</p>	
	<p>Air Quality and Climate Protection Policy 6.7 Encourage businesses to alter local truck delivery schedules to occur during non-peak hours, when feasible.</p>	
	<p>Air Quality and Climate Protection Policy 6.8 Require that government contractors minimize greenhouse gas emissions in building construction and operations, which can be accomplished through the use of low or zero-emission vehicles and equipment.</p>	
	<p>Air Quality and Climate Protection Policy 6.9 Encourage City employees to use public transit, carpool, and use alternate modes of transportation for their home to work commutes.</p>	
	<p>Air Quality and Climate Protection Policy 6.10 Purchase low-emission vehicles for the City’s fleet and use clean fuel sources for trucks and heavy equipment, when feasible.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Air Quality and Climate Protection Policy 6.11 Educate the public about air quality, its effect on health, and efforts the public can make to improve air quality and reduce greenhouse gas emissions.	
Air Quality Policy J1. 11: The City shall adopt an ordinance controlling the use of products which are manufactured from chlorofluorocarbons (plastic foam) including food containers and insulation.	Deleted	Proposed policies are in compliance with more recent air quality legislation
Air Quality Policy J1.12: The City shall encourage the implementation of passive solar energy systems for space and water heating.	Energy Policy 14.8 Coordinate with service providers to increase energy efficiency by promoting the retrofit and renovation of existing buildings through energy rebates and incentives.	
Air Quality Policy J1.13: The City shall implement programs to achieve energy efficiency and reduction in peak energy demands within public buildings.	Energy Policy 14.7 Install energy-efficient lighting, appliances and alternative-energy infra-structure, such as solar energy panels, within all City facilities, as feasible.	
Chapter: Community Open Space and Conservation (Policies Regarding Biological Resources)		
Biological Policy K1.1: Development shall be sensitive to significant biological resources within the Planning Area (including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation), and appropriate measures shall be implemented to minimize potential adverse impacts. Development proposals for projects in such areas, identified as environmentally sensitive on must include a detailed inventory of these resources conducted by an independent and professionally qualified wildlife biologist. The proposal shall include appropriate mitigation measures, such as buffering and setbacks and revegetation plans, to protect sensitive habitat areas to the extent feasible. In the event habitat is adversely affected, adequate replacement shall be proposed.	Biological and Open Space Resources Policy 1.7 Require that proposed development projects located in areas potentially containing significant biological resources conduct a survey to determine their presence and significance as prepared by a qualified professional. This shall address any flora or fauna of rare and/or endangered status, declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Biological Policy K1.2: Escondido’s significant riparian habitat areas shall be identified by survey and/or the environmental review process, and measures must be taken to ensure their proper management and protection.</p>	<p>Biological and Open Space Resources Policy 1.1 Establish and maintain an interconnected system of open space corridors, easements, trails, public/quasi-public land, and natural areas that preserve sensitive lands, permanent bodies of water, floodways, and slopes over 35 percent and provides for wildlife movement.</p>	
<p>Biological Policy K1.3: Development proposals for sites containing riparian habitat areas shall include a survey of the riparian resources as well as appropriate methods for mitigating any adverse impacts of development in these resource areas. This includes mitigation of impacts associated with flood control measures. Appropriate mitigations shall be determined in consultation with the State Department of Fish and Game (U.S. Fish and Wildlife, if applicable) and at a minimum include buffering and/or setback requirements.</p>	<p>Biological and Open Space Resources Policy 1.6 Preserve and protect significant wetlands, riparian, and woodland habitats as well as rare, threatened or endangered plants and animals and their habitats through avoidance. If avoidance is not possible, require mitigation of resources either on- or off-site at ratios consistent with State and federal regulations, and in coordination with those agencies having jurisdiction over such resources.</p>	
<p>Biological Policy K1.4: If the presence of humans and domestic animals will be detrimental to riparian habitat, appropriate barriers shall be constructed and maintained by the property owner or homeowners’ association to restrict access to the sensitive area.</p>	<p>Biological and Open Space Resources Policy 1.12 Construct appropriate barriers to be maintained by property owners or homeowners’ associations that restrict access to areas containing sensitive biological resources.</p>	
<p>Biological Policy K1.5: The following uses shall be prohibited in riparian areas: confinement of livestock, dumping or disposal of refuse; and any structural improvement other than those permitted by appropriate agencies.</p>	<p>Biological and Open Space Resources Policy 1.11 Prohibit any activities in riparian areas other than those permitted by appropriate agencies to protect those resources.</p>	
<p>Biological Policy K1.6: Significant stands of trees shall not be removed unless needed to protect public safety. Removal shall be limited to the minimum amount necessary. At a minimum, the replacement value shall be equal to the vegetation removed. Replacement may occur on and/or off site subject to City approval.</p>	<p>Biological and Open Space Resources Policy 1.10 Prohibit the removal of significant stands of trees unless needed to protect public safety and limit tree removal to the minimum amount necessary to assure continuity and functionality of building spaces.</p>	
<p>Chapter: Community Open Space and Conservation (Policies Regarding Energy Resources)</p>		

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Energy Policy L1.1: The City shall monitor federal, state, and regional policies and actively lobby for necessary changes.	Energy Policy 14.1 Monitor federal, state and regional energy policies and lobby for appropriate changes that benefit the community.	
Energy Policy L1.2: The City shall pursue system designs and policies that guarantee energy to Escondido.	Energy Policy 14.2 Continue to work with local utility providers to ensure that adequate electricity and natural gas services and facilities are available for new and existing development.	
Energy Policy L1.3: The City shall pursue a variety of local opportunities to generate and transmit energy including large and small scale, environmentally friendly systems.	Energy Policy 14.8 Coordinate with service providers to increase energy efficiency by promoting the retrofit and renovation of existing buildings through energy rebates and incentives.	
Energy Policy L1.4: The City shall create incentives for conservation and large scale, renewable energy facilities.	Deleted	Language incorporated in Energy Policy 14.8 and 14.6
Energy Policy L1.5: The City shall develop and publicize short-term conservation and consumer incentives.	Deleted	Language incorporated in Energy Policy 14.8 and 14.9 above
Energy Policy L1.6: The City shall consider energy production facilities when the benefits outweigh the cumulative impacts.	Energy Policy 14.6 Evaluate and amend appropriate codes and ordinances in order to facilitate and encourage the installation of renewable energy systems and facilities (e.g., solar, wind, hydro-power, geothermal, and biomass), where appropriate, for all development.	
Energy Policy L1.7: The City shall encourage energy production facilities that directly benefit the community and pursue the direct purchase of energy to assure supply and lower prices.	Energy Policy 14.10 Encourage energy production facilities that directly benefit the community and pursue the direct purchase of energy to assure supply and lower prices that guarantee energy to the city.	
Energy Policy L1.8: The City shall ensure that local power plants utilize state-of-the-art designs to minimize emissions and encourage alternate technologies.	Energy Policy 14.11 Ensure that local power plants utilize state-of-the-art designs to minimize emissions and encourage alternate technologies.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Energy Policy L1.9: Specific EIR thresholds shall be prepared by the City for power plants and other stationary sources to ensure impacts and alternatives are fully explored.	Deleted	Proposed policies are in compliance with more recent air quality legislation
Energy Policy L1.10: Power plant submittals shall be carefully reviewed to ensure they do not result in significant individual or cumulative environmental impacts.	Energy Policy 14.12 Review power plant submittals to ensure they do not result in significant individual or cumulative environmental impacts.	
Energy Policy L1.11: The City shall require NO _x offsets on all power plants to achieve a mitigation ratio of 1.2:1.	Deleted	Proposed policies are in compliance with more recent air quality legislation
Energy Policy L1.12: The City shall work with the San Diego County Air Pollution District and the Environmental Advisory Board to encourage NO _x offsets in Escondido for major sources to improve local air quality, and encourage an appropriate mix of local offset opportunities that could include the use of solar panels.	Air Quality and Climate Protection Policy 6.1 Participate in regional planning efforts and coordinate with the San Diego Air Pollution Control District and San Diego Association of Governments in their efforts to reduce air quality impacts and attain state and federal air quality standards.	
	ADDITIONAL ENERGY POLICIES:	
	Energy Policy 14.2 Encourage site and building design that reduces exterior heat gain and heat island effects (e.g., tree planting, reflective paving materials, covered parking, cool roofs).	
	Energy Policy 14.3 Implement energy conserving land use practices that include compact development, provision of bikeways and pedestrian paths, and the incorporation of transit routes and facilities.	
	Energy Policy 14.5 Require, to the extent feasible, building orientations and landscaping that use natural lighting to reduce energy demands.	
	Energy Policy 14.9 Coordinate with regional and local energy providers to increase energy conservation through public education programs.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Energy Policy 14.11 Require new utility lines to be constructed underground, and along existing utility corridors, when feasible.	
	ADDITIONAL TELLECOMMUNICATIONS POLICIES:	
	Telecommunications Policy 15.1 Work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the community.	
	Telecommunications Policy 15.2 Work with utility companies to retrofit areas that are not served by current telecommunication technologies and promote strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.	
	Telecommunications Policy 15.3 Encourage local industries, higher educational institutions, and other entities to support innovation in the design and implementation of state-of-the-art telecommunication technologies and facilities.	
	Telecommunications Policy 15.4 Establish requirements for the incorporation and accessibility of state-of-the-art telecommunication systems and services (e.g., internet) for public use in public buildings (e.g., libraries) and support the development of informational kiosks in public places and streetscapes (e.g., parks, plazas, shopping malls).	
	Telecommunications Policy 15.5 Establish requirements for the installation of state-of-the-art internal telecommunications technologies in new large-scale planned communities, and office and commercial developments (e.g., wiring of all new housing and businesses).	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Telecommunications Policy 15.6 Encourage the installation of telecommunications systems (e.g., internet) in every city household to facilitate resident access to information about public services, transit, emergencies, and other information	
	Telecommunications Policy 15.7 Continue to use telecommunications or new technologies to enhance the performance of internal city operations and the delivery of public services.	
	Telecommunications Policy 15.8 Require compatible collocation of telecommunication facilities that are designed in a manner to minimize visual impacts on surrounding uses.	
	Telecommunications Policy 15.9 Work with utility companies to provide opportunities for siting telecommunications facilities on city-owned property and public right-of-ways.	
<p style="text-align: center;">Chapter: Implementation (Policies Regarding the Interim Zoning Ordinance)</p> <p>Interim Zoning Policy B1.1:The City shall adopt an interim zoning ordinance to regulate growth and development until a permanent zoning ordinance consistent with the General Plan is adopted.</p>	Deleted	Policy is implemented through state law requiring cities to update zoning ordinances within 18 months of General Plan adoption
<p style="text-align: center;">Chapter: Implementation (Policies Regarding the Permanent Zoning Ordinance)</p>		

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT																																										
<p>Permanent Zoning Policy B2.1:The development standards and regulations found in the existing City zoning categories should only serve as a guide when comparing the General Plan designations. Existing zoning may be able to adequately implement the General Plan with some modifications. New zoning categories shall be considered in areas where the City’s existing zoning will not adequately implement the goals and objectives of the General Plan.</p> <p><u>G. P. Land Use</u> Rural I, Rural II Estate I, Estate II Suburban, Urban I Urban II Urban III Urban IV Office Office General Commercial SPA #11 General Commercial (No General Plan Designation) General Commercial General Industrial/ Light Industrial/ Industrial Office General Industrial/ Industrial Office Industrial Office General Industrial/ Light Industrial/ Industrial Office Light Industrial</p> <p><u>City Zoning</u> Residential Agriculture (R-A) Residential Estate (R-E) Single-Family Residential (R-1) Light Multiple Residential (R-2) Medium Multiple Residential (R-3) Heavy Multiple Residential (R-4) Hospital Professional (H-P) Commercial Professional (C-P) General Commercial (C-G) Central Business District (CBD) Tourist Commercial (C-T) Commercial Neighborhood (CN) Planned Development Commercial (PD-C) Light Industrial (M-1) General Industrial (M-2) Industrial Office (I-O) Planned Development Industrial (PD-I) Industrial Park (I-P)</p>	<p>Land Use Zoning Policy 2.3 Establish new zoning categories in areas where the city’s existing zoning will not adequately implement the goals and objectives of the General Plan based on the following designations:</p> <table border="1" style="width: 100%; border-collapse: collapse; background-color: #f2f2f2;"> <thead> <tr> <th style="text-align: center;">General Plan Land Use</th> <th style="text-align: center;">Zoning Category</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Rural I, Rural II</td> <td style="text-align: center;">Residential Agriculture (R-A) Planned Development (P-D)</td> </tr> <tr> <td style="text-align: center;">Estate I, Estate II</td> <td style="text-align: center;">Residential Estate (R-E) Planned Development (P-D)</td> </tr> <tr> <td style="text-align: center;">Suburban, Urban I</td> <td style="text-align: center;">Single-Family Residential (R-1) Mobilehome Residential (R-T) Planned Development (P-D)</td> </tr> <tr> <td style="text-align: center;">Urban II</td> <td style="text-align: center;">Light Multiple Residential (R-2) Mobilehome Residential (R-T)</td> </tr> <tr> <td style="text-align: center;">Urban III</td> <td style="text-align: center;">Medium Multiple Residential (R-3)</td> </tr> <tr> <td style="text-align: center;">Urban IV</td> <td style="text-align: center;">High Multiple Residential (R-4)</td> </tr> <tr> <td style="text-align: center;">Urban V</td> <td style="text-align: center;">Very High Multiple Residential (R-5)</td> </tr> <tr> <td style="text-align: center;">Office</td> <td style="text-align: center;">Commercial Professional (C-P) Hospital Professional (H-P)</td> </tr> <tr> <td style="text-align: center;">Planned Office</td> <td style="text-align: center;">Planned Development (P-D)</td> </tr> <tr> <td style="text-align: center;">General Commercial</td> <td style="text-align: center;">Commercial General (C-G)</td> </tr> <tr> <td style="text-align: center;">Neighborhood Commercial</td> <td style="text-align: center;">Commercial Neighborhood (C-N)</td> </tr> <tr> <td style="text-align: center;">Planned Commercial</td> <td style="text-align: center;">Planned Development (P-D)</td> </tr> <tr> <td style="text-align: center;">Light Industrial</td> <td style="text-align: center;">Light Industrial (M-1) Industrial Park (I-P)</td> </tr> <tr> <td style="text-align: center;">General Industrial</td> <td style="text-align: center;">Light Industrial (M-1) General Industrial (M-2)</td> </tr> <tr> <td style="text-align: center;">Industrial Office</td> <td style="text-align: center;">Industrial Office (I-O) Light Industrial (M-1) General Industrial (M-2)</td> </tr> <tr> <td style="text-align: center;">Open Space / Parks</td> <td style="text-align: center;">Public</td> </tr> <tr> <td style="text-align: center;">Specific Planning Area</td> <td style="text-align: center;">Specific Plan (SP)</td> </tr> <tr> <td style="text-align: center;">Public Facility Overlay</td> <td style="text-align: center;">Various</td> </tr> <tr> <td style="text-align: center;">Mixed Use Overlay</td> <td style="text-align: center;">Various</td> </tr> <tr> <td style="text-align: center;">Tribal Land Overlay</td> <td style="text-align: center;">Various</td> </tr> </tbody> </table>	General Plan Land Use	Zoning Category	Rural I, Rural II	Residential Agriculture (R-A) Planned Development (P-D)	Estate I, Estate II	Residential Estate (R-E) Planned Development (P-D)	Suburban, Urban I	Single-Family Residential (R-1) Mobilehome Residential (R-T) Planned Development (P-D)	Urban II	Light Multiple Residential (R-2) Mobilehome Residential (R-T)	Urban III	Medium Multiple Residential (R-3)	Urban IV	High Multiple Residential (R-4)	Urban V	Very High Multiple Residential (R-5)	Office	Commercial Professional (C-P) Hospital Professional (H-P)	Planned Office	Planned Development (P-D)	General Commercial	Commercial General (C-G)	Neighborhood Commercial	Commercial Neighborhood (C-N)	Planned Commercial	Planned Development (P-D)	Light Industrial	Light Industrial (M-1) Industrial Park (I-P)	General Industrial	Light Industrial (M-1) General Industrial (M-2)	Industrial Office	Industrial Office (I-O) Light Industrial (M-1) General Industrial (M-2)	Open Space / Parks	Public	Specific Planning Area	Specific Plan (SP)	Public Facility Overlay	Various	Mixed Use Overlay	Various	Tribal Land Overlay	Various	
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GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Permanent Zoning Policy B2.2: The City shall update and revise the zoning, grading and subdivision ordinances to reflect the goals, objectives and policies in the adopted General Plan. Implementation of these revisions will require adequate time to perform detailed analysts and studies to meet this goal.	Land Use Zoning Policy 2.1 Update and revise city ordinances to reflect the goals, objectives and policies in the adopted General Plan.	
Permanent Zoning Policy B2.3: Zoning overlays may be considered within land use area plans to further advance General Plan policies and City programs especially with Land Use Area Plans.	Land Use Zoning Policy 2.2 Apply zoning overlays to implement specific standards, regulations and guidelines that further advance General Plan policies and city programs for development within Land Use Area Plans and Specific Plans.	
Permanent Zoning Policy B2.4: An ordinance or resolution shall be adopted which provides detailed and uniform methods of calculating density for residential projects.	Deleted	This Policy was implemented as part of the 1990 General Plan
Permanent Zoning Policy B2.5: Clear and precise definitions of constrained lands and density transfer calculations for slopes, natural floodways and environmentally sensitive areas shall be included in the Zoning Ordinance.	Land Use Zoning Policy 2.5 Maintain clear and precise definitions of constrained lands and methodologies for calculating residential project densities and allowable density transfers to account for slopes, natural floodways, and environmentally sensitive areas.	
Chapter: Implementation (Policies Regarding Zoning Designations)		
Zoning Policy C1.1: The City shall evaluate current zoning designations to determine adequacy for implementing new General Plan policies. New designations may be established.	Deleted	Policy implemented through proposed Land Use Zoning Policy 2.3
Zoning Policy C1.2: Zoning applied throughout the City in consideration of the surrounding zoning pattern of the area to ensure compatibility, and consistency with the land use designations.	Deleted	Policy combined with Land Use Zoning Policy 2.4
Zoning Policy C1.3: Locational and operational characteristics shall be considered when establishing zoning designations to ensure appropriateness.	Land Use Zoning Policy 2.4 Consider locational and operational characteristics of existing and proposed land uses, as well as the surrounding zoning patterns, when establishing zoning and overlay designations to ensure compatibility and appropriateness.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Zoning Policy C1.4: Criteria shall be established ensuring that zoning applied to an area will provide the opportunities to meet General Plan policies and standards such as community facilities, housing, and open space.</p>	<p>Public Facility Deficiencies Policy 5.2 Monitor and periodically report the performance of development activity and its conformance with quality of life standards and identify areas where there are critical deficiencies. Establish criteria for and implement moratoria, or other strategies to address shortfalls.</p>	
<p>Chapter: Implementation (Policies Regarding Subdivisions)</p>		
<p>Subdivision Policy C2.1: Site design considerations for subdivisions shall include the limitation of two-story dwelling units within a development to avoid adverse streetscapes and visual impacts.</p>	<p>Residential Development Policy 3.10 Limit disproportionate numbers of two-story dwelling units within single family detached subdivisions to promote variety and avoid monotonous streetscapes and visual impacts.</p>	
<p>Subdivision Policy C2.2: The City shall consider increasing and/or establishing subdivision and/or design standards for street trees, design features, floor area ratios, height, bulk, and separation.</p>	<p>Residential Development Policy 3.9 Require that new residential subdivisions, multi-family projects, and development in Mixed Use Overlay areas be designed in accordance with smart growth principles such as:</p> <ul style="list-style-type: none"> g) Incorporate walkways, shade trees, seating areas and other amenities to create a pleasant waling environment, encourage pedestrian activity, and enhance resident quality of life; h) Include features that promote the use of alternative transportation options; i) Provide opportunities for residents to conduct routine errands close to their residence; j) Maximize connectivity with surrounding uses to become a part of the area rather than an isolated project; k) Incorporate architectural elements or themes from the surrounding neighborhood; and, l) Provide appropriate transitions between land use designations to minimize compatibility conflicts. 	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Subdivision Policy C2.3: The City shall review its street and public works requirements and identify circumstances where these requirements could be modified in the Rural and Estate land use categories.</p>	<p>Neighborhood Maintenance & Preservation Policy 4.4 Establish public improvement standards for the design of development in Rural and Estate I single-family residential areas that allow for a more rural environment, such as flexibility in street rights of-way, increased setbacks, and pedestrian circulation systems such as trails or paths, provided health and safety are not compromised.</p>	
<p>Subdivision Policy C2.4: Subdivisions should avoid the use of panhandle lots and unusual lot slopes except to preserve slopes, ridgelines, habitat areas, and other resources identified in the Open Space/Conservation Elements.</p>	<p>Residential Development Policy 3.6 Avoid the use of panhandle lots and unusual lot slopes except to preserve slopes, ridgelines, habitat areas, and other resources identified in the Open Space/Conservation Elements.</p>	
<p>Chapter: Implementation (Policies Regarding Planned Development Zoning)</p>		
<p>P.D. Zoning Policy C3.1: Planned Development Zoning shall be used to address unique characteristics of a development site and the surrounding land uses to better implement the goals and policies of the General Plan but not to attain maximum yield. (Amendment to this policy is subject to voter approval.)</p>	<p>Planned Development Policy 6.1 Apply the Planned Development process to better implement the goals and policies of the General Plan and address the unique characteristics of a development site and the surrounding land uses.</p>	
<p>P.D. Zoning Policy C3.2: Development proposals involving Planned Developments shall address and/or include, if applicable:</p> <ul style="list-style-type: none"> a. visual impacts of the development from the Valley floor and from adjoining properties; b. preservation of the natural setting by minimizing earth movement and removal of native vegetation and by using compatible building materials, textures and colors; c. grading, erosion control and revegetation/ landscaping requirements; d. preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering techniques to control undesired access; e. implementation of appropriate management techniques in areas of rare and endangered plant and animal species; 	<p>Planned Development Policy 6.3 Require that Planned Development proposals be located and designed in consideration of:</p> <ul style="list-style-type: none"> a) Visual impacts of the development from the valley floor and from adjoining properties; b) Minimizing grading and removing native vegetation and preserving the natural setting by using compatible building materials, textures and colors; c) Grading, erosion control and revegetation / landscaping requirements; d) Preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering 	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>f. adequate buffers and separations from adjacent properties; g. superlative architectural design features of all structures; h. adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape; and i. preservation/maintenance of common open space or community area.</p> <p>The Planned Development zoning ordinance may require further detailed information to achieve General Plan goals and objectives. (Amendment to this policy is subject to voter approval.)</p>	<p>techniques to control undesired access;</p> <p>e) Implementation of appropriate techniques to protect and manage areas of rare and endangered plant and animal species;</p> <p>f) Adequate buffers and separations from adjacent properties;</p> <p>g) Superlative architectural design features of all structures;</p> <p>h) Adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape; and</p> <p>i) Preservation / maintenance of common open space or community area.</p>	
<p>P.D. Zoning Policy C3.3: Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Areas (SPA) (see provisions for clustering). (Amendment to this policy is subject to voter approval.)</p>	Deleted	Language included in Residential Clustering Policy 5.1
<p>P.D. Zoning Policy C3.4: Planned Development zoning should be limited to projects of adequate size and unique physical characteristics to effectively implement the appropriate policies. (Amendment to this policy is subject to voter approval.)</p>	Planned Development Policy 6.2 Limit Planned Developments to residential, non-residential, and mixed-use projects of adequate size, unique physical characteristics, and objectives to establish a distinct and cohesive district to effectively implement the appropriate policies.	
<p>Chapter: Implementation (Policies Regarding Specific Planning Areas)</p>		
<p>S.P.A. Policy C4.1: Specific Planning Areas (SPA's) shall be utilized to consider development proposals analyzing zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of a particular area. Generally, SPAs should only be applied to larger areas and where community benefit can be demonstrated. (Amendment to this policy is subject to voter approval.)</p>	Specific Planning Area Land Use Policy 11.1 Establish the Specific Planning Area land use designation and require submittal of a Specific Plan application to manage the phased and cohesive development of large scale, multi-use projects (in compliance with California Government Code Sections 65450, et seq.) as described in Figure II-6.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>S.P.A. Policy C4.2: Specific Plans shall not be utilized in a widespread manner to circumvent or modify the character or intent of ordinances, land use designations and/or city goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Planning process. (Amendment to this policy is subject to voter approval.)</p>	<p>Specific Planning Area Land Use Policy 11.3 Reserve Specific Planning Areas for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning tasks involved in the Specific Planning process, rather than a widespread application to circumvent or modify the character or intent of ordinances, land use designations and/or city goals and objectives.</p>	
<p>S.P.A. Policy C4.3: Specific criteria to evaluate the suitability of a site shall be established which shall include:</p> <ol style="list-style-type: none"> a. The site should be of sufficiently large area to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan area; b. The site should have unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, might not be effectively protected and incorporated into the overall development plan; c. The site should be of sufficient area that lends itself to a comprehensive site design utilizing a combination of attractive landscaping and open space amenities left in their natural condition; d. The site should be of sufficient area and nature that lends itself to long-term development phasing (e.g., in excess of five years) which can effectively be monitored and controlled; and e. The site should require flexibility in planning to deal with compatibility with different surrounding land uses and extensive public improvement requirements. <p>(Amendment to this policy is subject to voter approval.)</p>	<p>Specific Planning Area Land Use Policy 11.5 Require that Specific Planning Area proposals demonstrate conformance with the following criteria:</p> <ol style="list-style-type: none"> a) A sufficiently large area to take advantage of comprehensive site design, density transfers attractive landscaping and amenities thereby preserving significant natural open space areas within the Specific Plan area; b) Unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, might not be effectively protected and incorporated into the overall development plan; c) Sufficient scale and character that lend to long-term development phasing (e.g., in excess of five years) that can effectively be monitored and controlled; and d) Flexibility in planning to deal with compatibility with surrounding land uses and extensive public improvement requirements. 	
<p>S.P.A. Policy C4.4: No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed Plan for compliance with the following requirements which are in addition to requirements imposed by State Government Code Sections 65450, et seq.:</p> <ol style="list-style-type: none"> a. Residential, industrial and commercial structures built within the Specific Plan area shall be constructed under rigorous quality control programs and safeguards (e.g., appropriate 	<p>Specific Planning Area Land Use Policy 11.6 Review Specific Plans for compliance with the following requirements in addition to those required by State Government Code Sections 65450, et seq.:</p> <ol style="list-style-type: none"> a) Rigorous quality control programs and safeguards (e.g., appropriate restrictive covenants running with the land); 	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>restrictive covenants running with the land);</p> <p>b. Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured;</p> <p>c. Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible;</p> <p>d. All open space areas shall be identified and appropriate measures providing for their preservation shall be included;</p> <p>e. Design criteria, development regulations and building standards shall be provided sufficient to ensure that residential, industrial and commercial structures are compatible with the surrounding environment;</p> <p>f. Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed;</p> <p>g. Appropriate arrangements to ensure that public facilities and services adequate to serve the project residents are available shall be described; and</p> <p>h. The Specific Plan demonstrates implementation of the goal and objectives of the General Plan and furthers the interests of the community.</p> <p>(Amendment to this policy is subject to voter approval.)</p>	<p>b) Protection against soil erosion, particularly where hillside development is involved;</p> <p>c) Minimized hillside grading and / or appropriate landscaping so that visible scarring will be mitigated to the extent feasible;</p> <p>d) Identification of open space areas with appropriate measures providing for their preservation;</p> <p>e) Design criteria, development regulations and building standards ensuring compatibility with the surrounding environment;</p> <p>f) Consideration of circulation and access needs of the project residents and the surrounding community;</p> <p>g) Adequate public facilities and services to serve the project residents and surrounding community;</p> <p>h) Documentation that the Specific Plan meets General Plan goals and objectives and furthers the interests of the community.</p>	
<p>S.P.A. Policy C4.5: Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Area (SPA) (see provisions for clustering). (Amendment to this policy is subject to voter approval.)</p>	Deleted	Language included in Residential Clustering Policy 5.1
<p>Chapter: Implementation (Policies Regarding Environmental Review)</p>		
<p>Env. Review Policy C5.1: The City shall maintain its Environmental Quality Regulations in accordance with the California Environmental Quality Act, which requires environmental review of projects (public and private), including analysis and mitigation of on- and off-site impacts, as defined by CEQA.</p>	<p>Environmental Review Policy 18.1 Maintain Environmental Quality Regulations in accordance with the California Environmental Quality Act.</p> <p>Environmental Review Policy 18.1 Require all development to conform to the General Plan, Facilities Plans, Areas Plans, and Quality of Life Standards.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Env. Review Policy C5.2: Environmental review for specific projects shall be accompanied by sufficient technical data to determine consistency with General Plan policies related to the physical environment including, but not limited to; traffic , biology, air quality, noise, drainage, archaeological sensitivity, visual impacts, geotechnical and public facilities and services. This policy shall particularly apply in areas of sensitivity and constrained lands as identified in the Open Space Concept.</p>	Deleted	Policy language adequately encompassed by proposed Environmental Review Policies and state law requiring preparation of environmental documentation
<p>Env. Review Policy C5.3: Mitigation measures specified in the General Plan Environmental Impact Report shall be applied for proposed development throughout the Planning Area.</p>	<p>Environmental Review Policy 18.2 Require environmental review and mitigation of impacts, if necessary, consistent with city and state regulations for development projects the Planning Area.</p>	
<p>Env. Review Policy C5.4: Thresholds and special/sensitive areas shall be periodically reviewed and updated as more specific and recent information becomes available.</p>	<p>Environmental Review Policy 18.1 Periodically review and update environmental thresholds and special sensitive areas as more specific and recent information becomes available.</p>	
<p>Chapter: Implementation (Policies Regarding Permit Review)</p>		
<p>Permit Review Policy C6.1: The City shall review its guidelines and procedures for development to conform with the General Plan recommendations, Subarea Facilities Plans, Area Plans, and Quality of Life Standards.</p>	<p>Quality of Life Threshold Policy 1.1 Use the General Plan quality of life thresholds (or refinements adopted by subsequent master plans, as appropriate) as the standard to assess the impact of new facility and service demands created by growth, and apply those standards, as appropriate when considering discretionary projects.</p> <p>Environmental Review Policy 18.1 Require all development to conform to the General Plan, Facilities Plans, Areas Plans, and Quality of Life Standards.</p>	
<p>Permit Review Policy C6.2: For areas within environmentally sensitive areas, the City shall consider the location, extent and quality of the resource and appropriate mitigation measures.</p>	<p>Environmental Review Policy 18.2 Require environmental review and mitigation of impacts, if necessary, consistent with city and state regulations for development projects the Planning Area.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT														
<p>Permit Review Policy C6.3: The City shall review for consistency, the Guidelines for Grading Design with the General Plan policies and make necessary modifications.</p>	Deleted	This policy were implemented as part of the 1990 General Plan Update as part of the 1990 General Plan														
<p>Chapter: Implementation (Policies Regarding Clustering)</p>																
<p>Cluster Policy D1.1: Minimum Lot size standards for single-family cluster development shall be: <i>Designation Minimum Lot Size</i> Rural I 2acres Rural II 1acre Estate I 20,000 square feet Estate II 10,000square feet Suburban 7,920 square feet Urban I 3,630square feet (Amendment to this policy is subject to voter approval.)</p>	<p>Residential Clustering Policy 5.1 Allow residential lot clustering in Rural, Estate, Suburban, and Urban I base land use classifications provided the reduction of lot sizes does not exceed the open space areas within the development, which, when used, shall be re-designated as Planned Development or Specific Plan zones, with the following minimum lot size standards:</p> <table style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><i>Designation</i></th> <th style="text-align: left;"><i>Minimum Lot Size</i></th> </tr> </thead> <tbody> <tr> <td>Rural I</td> <td>2acres</td> </tr> <tr> <td>Rural II</td> <td>1acre</td> </tr> <tr> <td>Estate I</td> <td>20,000 square feet</td> </tr> <tr> <td>Estate II</td> <td>10,000 square feet</td> </tr> <tr> <td>Suburban</td> <td>7,920 square feet</td> </tr> <tr> <td>Urban I</td> <td>3,630 square feet</td> </tr> </tbody> </table>	<i>Designation</i>	<i>Minimum Lot Size</i>	Rural I	2acres	Rural II	1acre	Estate I	20,000 square feet	Estate II	10,000 square feet	Suburban	7,920 square feet	Urban I	3,630 square feet	Language incorporated in Residential Clustering Policy 5.1
<i>Designation</i>	<i>Minimum Lot Size</i>															
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Suburban	7,920 square feet															
Urban I	3,630 square feet															
<p>Cluster Policy D1.2: The provisions for clustering units shall be utilized only within Planned Development Zones or Specific Planning Areas. (Amendment to this policy is subject to voter approval.)</p>	Deleted	Language incorporated in Residential Clustering Policy 5.1														
<p>Cluster Policy D1.3: Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit. (Amendment to this policy is subject to voter approval.)</p>	<p>Residential Clustering Policy 5.2 Utilize clustering as tool to preserve slopes, ridgelines and sensitive habitat; avoid hazards such as floodways and landslides; and provide a community benefit, while not intending to circumvent the existing zoning.</p>															
<p>Cluster Policy D1.4: Under the clustering provision, lot widths, building separations and setbacks, and unit bulk shall be consistent with Community Design (see Chapter V) and zoning policies. (Amendment to this policy is subject to voter approval.)</p>	<p>Residential Clustering Policy 5.3 Ensure that the portion of the site to be developed for clustered residential lots maintains the character of the surrounding area with compatible lot widths, building separations and setbacks, unit bulk and scale.</p>															

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Cluster Policy D1.5: In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development. (Amendment to this policy is subject to voter approval.)	Deleted	Language incorporated in Residential Clustering Policy 5.1
Cluster Policy D1.6: Under the clustering provisions, at least 50 percent of all residential lots must backup to open space areas. (Amendment to this policy is subject to voter approval.)	Deleted	Deleted pursuant to General Plan Committee Recommendation and City Council Direction
Cluster Policy D1.7: When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area. (Amendment to this policy is subject to voter approval.)	Deleted	Policy language incorporated in Residential Clustering Policy 5.4
Cluster Policy D1.8: When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site. (Amendment to this policy is subject to voter approval.)	Residential Clustering Policy 5.4 Ensure that the portion of the site to be developed for clustered residential lots does not significantly change the character or adversely impact the surrounding areas by blocking scenic views, result in a scale of development incompatible with the setting, site buildings that project above ridgelines, or extensively grade the site by disrupting the natural shape and contour of the site.	
Cluster Policy D1.9: Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties. (Amendment to this policy is subject to voter approval.)	Residential Clustering Policy 5.5 Ensure that cluster developments do not increase geotechnical and flooding hazards for adjoining properties.	
Cluster Policy D1.10: Cluster projects shall avoid sensitive cultural and biological resources and density transfer from such sensitive areas shall be of limited yield to meet the above policies. (Amendment to this policy is subject to voter approval.)	Residential Clustering Policy 5.6 Ensure that density transfers from sensitive biological resources shall be of limited yield.	
Cluster Policy D1.11: Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation. (Amendment to this policy is subject to voter approval.)	Residential Clustering Policy 5.7 Allow agricultural crop cultivation, production, and accessory buildings; historic, archaeological, and wildlife preserves; water storage or recharge areas; leach fields or spray disposal areas; scenic areas; protection from hazardous areas; and/or public outdoor recreational uses on lands preserved as permanent open space in a clustered development.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Chapter: Implementation (Policies Regarding Development Agreements)		
Dev. Agreement Policy D3.1: Development Agreements may be permitted in Urbanizing 2A Tiers of the General Plan whereby facility deficiencies can be upgraded by a developer in consideration for a development commencing construction prior to adoption of a Subarea Facilities Plan.	Development Agreement Policy 15.1 Encourage Development Agreements as a mechanism to secure community benefits from applicants that the city cannot require as part of a project's approval.	Policy modified because General Plan Tiers and Subarea facility Plans are not incorporated in the update General Plan
Dev. Agreement Policy D3.2: Development Agreements for Specific Planning Areas #2 and 4 allowing increased density may be permitted in excess of the basic entitlement provided but not beyond the maximum stated in the SPA section if community benefits above and beyond the impacts of the project are provided. The yield/benefit determination shall be made by the City Council.	Development Agreement Policy 15.2 Approve a Development Agreement for increased residential density within Specific Planning Areas (SPA) #2 and #4 in excess of the basic entitlement provided that community benefits exceed those normally required of comparable development projects. The yield/benefit determination shall be made by the City Council and shall not exceed the maximum stated in the SPA section.	
Dev. Agreement Policy D3.3: Development Agreements for residential projects shall specify the number of building permits to be allocated on a yearly basis and the correlated provision of facilities and/or financing for on-site or off-site community benefit.	Development Agreement Policy 15.3 Specify the number of building permits to be allocated on a yearly basis and the correlation and timing for the provision of facilities and/or financing for on-site or off-site community benefits in all Development Agreements.	
Dev. Agreement Policy D3.4: The City shall evaluate the duration of Development Agreements so as not to impair the response to community concerns and needs that change over time.	Development Agreement Policy 15.4 Regularly monitor Development Agreements to ensure compliance and to address community concerns and needs that may change over time.	
Chapter: Implementation (Policies Regarding Redevelopment)		
Redevelopment Policy D4.1: The City shall evaluate the revenues allocated to the set-aside fund for low and moderate income housing and establish potential sites for placement of such housing within the redevelopment area.	Deleted	Proposed Housing Element Policies will includes this provision (Note The Housing Element is proposed for City Council review in August 2011)

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Chapter: Implementation (Policies Regarding Financing Options)		
<p>Financing Policy D5.1: The City will develop a comprehensive financial plan to implement the urban services standards and policies of the General Plan. Public facilities to be addressed in this financial plan shall include, but not be limited to, police, fire, roadways, parks, open space, schools, libraries, and other similar facilities outlined in the Quality of Life Standards. The plan shall include:</p> <ul style="list-style-type: none"> a. projections of capital improvement costs necessary to implement the urban services standards contained in the adopted General Plan; b. projections of revenues, including development fees, which will be available to meet capital improvement needs; c. identification of necessary adjustments to fees and other revenue sources to meet projected capital improvement needs; and d. identification of long-term financing methods to allow for the construction of needed public improvements in a timely manner, based on projected growth and public service demands. <p>This plan shall be reviewed and updated periodically in order to assure that development fees and other revenue sources are adequate to meet the objectives of the General Plan.</p>	<p>Public Facility Master Plan Policy 2.1 Prepare, maintain, and periodically update public facility master plans that are based on adopted growth projections to anticipate the demand for services through coordination of appropriate City departments and agencies.</p> <p>Public Facility Financing Policy 3.1 Maintain and periodically update development impact fees and major infrastructure financing programs to assure that all new and infill developments contribute their proportionate share of funding for necessary municipal infrastructure and public facilities.</p>	
<p>Financing Policy D5.2: At least every five years a comprehensive review of the financial plan shall be undertaken in conjunction with the update of the General Plan. This review will include a review of services standards and policies, and revised capital improvement cost projections based on any revised standards. The review shall also consider the costs of any new services or facilities being provided by the City, the school districts, and other public agencies affected by the General Plan.</p>	<p>Growth Management Monitoring Policy 6.1 Comprehensively monitor building permits and development entitlements in order to determine and forecast the rate of future development and service requirements to be used in updating facility master plans and guiding capital improvement planning efforts.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Financing Policy D5.3: The following potential revenue and financing mechanisms available to meet capital improvement needs, should be examined by the City to meet community facilities’ and services’ needs:</p> <ul style="list-style-type: none"> a. New development required to construct and dedicate to the City all public improvements directly attributable to the site. This includes sewer extensions, sewer laterals, street improvements, sidewalks, street lighting, fire hydrants, and the like. b. Traffic impact fees collected and adjusted sufficiently to fund the improvements necessary to serve new development. Periodic adjustments based on costs, and identification of needs, shall be considered in this fee adjustment. c. A percentage of gasoline tax revenue set aside annually to fund street-related capital improvements which are required to remedy existing traffic-related problems. d. Park fees adjusted sufficiently to fund the acquisition and improvement of local parks, community centers, and other specialized recreational facilities in accordance with the adopted acreage-to-population ratio as required to offset impacts of new development. Park fees shall continue to be used for all other appropriate purposes authorized by the Municipal Code. e. Water connection fees adjusted sufficiently to fund improvements required in the Water Master Plan. f. Sewer connection fees adjusted sufficiently to fund improvements required in the Wastewater Master Plan. g. Drainage master plan delineating drainage basins in order to anticipate and fund storm drain improvements. h. Consideration of appropriate financing mechanisms in existence or which shall become available pursuant to future legislation, including but not limited to General Obligation Debt, Melloroos financing, assessment and/or maintenance districts, Public Facilities Fees, Development Agreements, etc., to implement the Community Facilities and Growth Management Elements. 	<p>Quality of Life Threshold Policy 1.2 Progress in meeting the General Plan quality of life thresholds shall be periodically reviewed and revised by city departments and other local government entities to ensure that they reflect appropriate service delivery and measurement techniques, and to assure their effective-ness at achieving overall community goals and objectives.</p> <p>Public Facility Phasing Policy 4.1 Require facility master plans to specify detailed infrastructure phasing increments.</p> <p>Water System Policy 10.5 Require new development to provide adequate water facilities and/or finance the costs of improvements necessary to serve the demands created by the development and/or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone water system improvements in master planned development projects involving multiple phases and developers.</p> <p>Wastewater System Policy 11.5 Require new development to provide adequate wastewater facilities and finance the costs of improvements necessary to serve the additional demands created by the development and /or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone wastewater system improvements in master planned development projects involving multiple phases and developers.</p> <p>Storm Drainage Policy 12.1 Regularly review and update the Master Drainage Plan that establishes standards for each drainage basin; defines needed improvements to accommodate stormwater runoff on full development of the drainage basin at the intensities specified by the Land Use Element; and incorporates best practices to prevent pollution of water resources and sustain natural habitats.</p> <p>Water System Policy 10.3 Design the water supply and distribution system, and regularly review, update and collect water connection fees to support the development</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>and on-going maintenance and operations of each service area at the intensity permitted by the General Plan.</p> <p>Wastewater System Policy 11.4 Regularly review, update and collect wastewater connection fees for new development to be serviced by the city’s wastewater system.</p> <p>Parks and Recreation Policy 2.13 Periodically review and revise park development fees to assure that they adequately cover acquisition and development costs.</p> <p>Complete Streets Policy 2.9 Regularly review, update and collect adequate traffic impact fees and ensure the efficient allocation of state and regional funding sources for the development and maintenance of local transit and transportation improvements and operations.</p>	
<p>Chapter: Implementation (Policies Regarding Annexations and the Spheres of Influence)</p>		
<p>Annexation Policy D6.1: The City will not actively seek to annex unincorporated lands, except those lands owned by the City, and will rely instead on applications from property owners for proposed annexations to the City. Exceptions may arise to implement the Goals and Objectives of the General Plan.</p>	<p>Annexation Policy 16.1 Allow property owners to annex to the city, and actively annex unincorporated lands owned by the city.</p>	
<p>Annexation Policy D6.2: Annexation proponents shall demonstrate that facilities, services, and infrastructure are adequate to serve the proposed annexation, in accordance with City standards and/or applicable Subarea Facilities Plans consistent with the growth management and community facilities elements. If existing and/or proposed public facilities and infrastructure are inadequate to serve the proposed annexation area, annexation may proceed only if it can be demonstrated that all necessary improvements will be financed by the property owner(s), and that such expansion of the City will not have unacceptable adverse fiscal or environmental impacts to existing City services or residents.</p>	<p>Annexation Policy 16.3 Demonstrate that facilities, services, and infrastructure are adequate to serve proposed annexations in accordance with city standards.</p> <p>Annexation Policy 16.4 Allow annexations only if it can be demonstrated that all necessary improvements will be financed by the property owner(s), and that such expansion of the city will not have unacceptable adverse fiscal or environmental impacts to existing city services or residents. Exceptions to this policy may be considered subject to Policy 16.2.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>Annexation Policy D6.3: The City shall not provide services directly or indirectly to unincorporated areas unless there is a mutual agreement between the City and appropriate agencies, if any, to compensate for costs incurred. Such services must be consistent with facilities plans pursuant to the Growth Management and Community Facilities elements.</p>	<p>Annexation Policy 16.5 Provide services to unincorporated areas when there is a mutual agreement between the city and appropriate agencies, if any, provided the city is compensated for costs incurred.</p>	
<p>Annexation Policy D6.4: The City shall develop an annexation procedures manual outlining the steps and City policies regarding annexations. The manual will include, but not be limited to, applicant’s responsibilities, requirements for environmental review, requirements for development plans, and fees for annexation.</p>	<p>Annexation Policy 16.6 Maintain an annexation procedures manual outlining the steps and city policies regarding annexations that includes, but is not be limited to, applicant’s responsibilities, requirements for environmental review, requirements for development plans, and fees for annexation.</p>	
<p>Annexation Policy D6.5: The Sphere of Influence for the City of Escondido may be revised by the City and submitted to the Local Agency Formation Commission after final adoption of the General Plan. Thereafter, the Sphere of Influence may be revised and submitted to LAFCO, if necessary, concurrent with each five-year review of the General Plan.</p>	<p>Annexation Policy 16.7 Update the Sphere of Influence as necessary concurrent with each five-year review of the General Plan.</p>	
<p>Annexation Policy D6.6: The City will coordinate with the Local Agency Formation Commission to expand the Sphere of Influence to be coterminous with the Planning Area boundary when such expansion is deemed appropriate by the City. The City shall notify and coordinate with surrounding property owners and resident groups when conducting land use studies affecting residents of unincorporated communities. Notification and coordination will include surrounding property owners, as well as any resident groups, homeowner’s associations, or planning advisory groups that make their presence known to the City. Neighborhood meetings may be utilized to notify interested parties to gather information and solicit input for recommendation to various decision-makers.</p>	<p>Annexation Policy 16.8 Expand the Sphere of Influence to be coterminous with the Planning Area boundary where such expansion is deemed appropriate by the City and the Local Agency Formation Commission.</p> <p>Community Character Policy 1.16 Notify and coordinate with surrounding property owners and resident groups when conducting land use studies affecting residents of unincorporated communities to include property owners, resident groups, homeowner’s associations, and / or planning advisory groups that make their presence known to the City. Utilize Neighborhood meetings to notify interested parties to gather information and solicit input for recommendation to various decision-makers.</p>	
<p>Annexation Policy D6.7: The City shall routinely review its Planning Area boundary to identify areas which may be included. Modifications to the Planning Area boundaries shall be treated as General Plan Amendments.</p>	<p>General Plan Review and Amendment Policy 17.6 Periodically review and update the city’s Planning Area boundary to identify areas appropriate for amendment which shall be conducted through the General Plan Amendments process.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	ADDITIONAL ANNEXATION POLICIES:	
	Annexation Policy 16.2 Facilitate the annexation of unincorporated lands where it is determined in the city's interest to promote orderly development, implement goals and objectives, and /or to expedite facilities and services.	
Chapter: Implementation (Policies Regarding Five Year Reviews of the General Plan)		
GP Review Policy E1.1: The General Plan shall be comprehensively reviewed and updated as needed beginning in 1995 and at five year intervals thereafter.	General Plan Review and Amendment Policy 17.2 Comprehensively review and update the General Plan, as appropriate at five year intervals.	
GP Amendment Policy E2.1: General Plan Amendment requests shall be required when proposals: a. request the development of the site for use or density/intensity other than indicated on the Land-Use Map or within the text of the General Plan; b. do not meet or exceed adopted Quality of Life Standards; c. request changes in or not substantially consistent with General Plan policies, goals or objectives; d. are determined by the City to be inconsistent with policies contained in the General Plan text; e. request designation of a new area as a specific Planning Area; or propose realignments of adopted neighborhood tier boundaries; or	General Plan Review and Amendment Policy 17.4 Require General Plan Amendments when proposals: a) request the development of a site for a designation or density/intensity other than indicated on the Land Use Map or within the text of the General Plan; b) do not meet or exceed adopted Quality of Life Standards; c) request changes to, or not substantially consistent with, General Plan policies, goals or objectives; d) are determined by the city to be inconsistent with policies contained in the General Plan text;	
GP Amendment Policy E2.2: When GPA request is submitted to the City, written findings must be submitted by the applicant to substantiate the need for the GPA. In reviewing these requests, the City shall consider the following criterion: Whether physical, social, or city-wide economic factors or changes have made the plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare? Unless the	General Plan Review and Amendment Policy 17.5 Substantiate the need for General Plan Amendments with written findings submitted by the applicant that considers the following criterion: Identified physical, social, or city-wide economic factors or changes that have made the General Plan designation, policy statement goal, or intent	

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EXISTING POLICY	PROPOSED POLICY	COMMENT
<p>applicant provides substantial documentation that the changes have occurred, the GPA request shall be denied.</p>	<p>in question inappropriate from the standpoint of the general public welfare.</p> <p>Unless the applicant provides substantial documentation that the changes have occurred, the GPA request shall be denied.</p>	
<p>GP Amendment Policy E2.3. Permitted land uses in the residential areas of the City shall be intensified only when the voters approve such changes. No General Plan Amendment or new Specific Planning Area shall be adopted which would:</p> <ol style="list-style-type: none"> 1) increase the residential density permitted by law, 2) change, alter, or increase the General Plan Residential Land Use categories, or 3) change any residential to commercial or industrial designation on any property designated as: <p>Rural Estate Suburban Urban</p> <p>Unless and until such action is approved and adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such election. (Policy E2.3 added per voter approved Proposition "S" 11/3/98)</p>	<p>General Plan Review and Amendment Policy 17.6</p> <p>Intensify land uses in the residential areas of the City only when the voters approve such changes. Unless and until such action is approved and adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such election, no General Plan Amendment or new Specific Planning Area shall be adopted which would:</p> <ol style="list-style-type: none"> a) increase the residential density permitted by law, b) change, alter, or increase the General Plan Residential Land Use categories, or c) change any residential to commercial (except Neighborhood Commercial) or industrial designation on any property designated as: Rural, Estate, Suburban, Urban. 	
	<p>ADDITIONAL GENERAL PLAN REVIEW AND AMENDMENT POLICIES:</p>	
	<p>General Plan Review and Amendment Policy 17.1</p> <p>Track, monitor, and report the performance and the General Plan land use goals and policies and, where there are substantive deviations in development practice or anticipated impacts, assess their implications and appropriateness for Plan amendments.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Chapter: Implementation (Policies Regarding Population Objectives)		
Population Policy F1.1: The City Council will consider ordinances or policies intended to meet the maximum population objectives of 150,000 to 165,000 with a maximum anticipated population off 155,000. (Amendment to this policy is subject to voter approval.)	Deleted	Updated policies are based on attaining a community vision for the future prescribed in the General Plan rather than by population.
Population Policy F1.2: Land use designations and zoning classifications may accommodate maximum yields for one residential development proposal which may not be achievable due to conflict with the overall population objectives. In review of residential development proposals, population objectives may be considered to preserve the welfare of the community. (Amendment to this policy is subject to voter approval.)	<p>Community Character Policy 1.4 Consider the appropriateness of alternative methodologies to define project objectives, determine thresholds of significance, and assess the environmental impacts of projects that further Escondido’s smart growth objectives for downtown infill, mixed-use, pedestrian-oriented, and transit-oriented development, consistent with the requirements of the California Environmental Quality Act (CEQA)</p> <p>Community Character Policy 1.6 Maintain a variety of land use categories that provide a range of building densities and intensities to address various site constraints and opportunities and achieve General Plan visions. Proposed development shall not exceed the densities or intensities shown on the Land Use Figure II-6.</p> <p>Land Use Zoning Policy 2.4 Consider locational and operational characteristics of existing and proposed land uses, as well as the surrounding zoning patterns, when establishing zoning and overlay designations to ensure compatibility and appropriateness.</p>	Updated policies are explicit in the densities and intensities permitted. Property constraints such as slopes and habitat, etc. limit development yeild
	ADDITIONAL GROWTH MANAGEMENT POLICIES:	
	Public Facility Financing Policy 3.2 Require larger developments at the discretion of the City, to prepare a fiscal impact analysis and a public facilities financing plan that articulates infrastructure and public facilities requirements, as well as costs and funding mechanisms to document the effects upon the city’s operating budget over time.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	<p>Public Facility Financing Policy 3.3 Encourage the use of development agreements and other appropriate financing mechanisms to ensure the timely provision of community facilities at adequate levels to support the demands from new and existing development.</p>	
	<p>Public Facility Financing Policy 3.4 Periodically assess on-going staffing needs to adequately operate and maintain public facilities and services through the budget process in order to achieve and maintain quality of life thresholds.</p>	
	<p>Public Facility Phasing Policy 4.2 Require phased and interim facilities improvements to promote community identity and character, preserve and enhance the fiscal viability of existing and planned infrastructure, and minimize the disruption to existing residents.</p>	
	<p>Public Facility Deficiencies Policy 5.1 Allow facility service deficiencies that are below acceptable thresholds on a case by case basis determined through environmental review, periodic monitoring and reporting of quality of life standards, and/or the service delivery process that relates development approvals with remaining facility capacities.</p>	
	<p>Public Facility Deficiencies Policy 5.3 Specify the rate and/or amount of development that may occur for areas that are deficient in meeting service thresholds.</p>	
	<p>Public Facility Deficiencies Policy 5.4 Withhold discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable service standards.</p>	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Growth Management Monitoring Policy 6.2 Solicit comments from applicable service providers and city departments to evaluate current quality of life threshold compliance, growth impacts, facility improvements, maintenance issues, and funding opportunities.	
	Growth Management Monitoring Policy 6.3 Review and comment on development proposals in adjacent communities to minimize potential environmental, service, and economic impacts to Escondido.	
Housing Policy a. To expand the stock of affordable housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City.	Housing Element Policy 1.1 Expand the stock of affordable housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City.	
Housing Policy b. Accommodate the regional share of housing for all income groups and the affordable housing goal for lower income households that require assistance.	Housing Element Policy 2.1 Accommodate the regional share of housing for all income groups.	
Housing Policy c. Maintain the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.	Housing Element Policy 3.1 Maintain and enhance the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.	
Housing Policy d. Increase homeownership in the City through education, accessibility and affordability.	Housing Element Policy 2.3 Increase homeownership in the City through education, availability, and affordability.	
Housing Policy e. Ensure a proper balance of rental and ownership housing units.	Housing Element Policy 2.2 Ensure a proper balance of rental and ownership housing units.	
Housing Policy f. Permit residential growth only within limits which allow the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements.	Housing Element Policy 1.3 Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
Housing Policy g. Encourage a compact, efficient urban form which conserves land and other natural and environmental resources and which respects natural topography, drainage patterns and community character.	Housing Element Policy 1.4 Encourage a compact, efficient urban form that conserves land and other natural and environmental resources, and that promotes transit, supports nearby commercial establishments, and takes advantage of infrastructure improvements installed to accommodate their intended intensities.	
Housing Policy h. Seek ways to eliminate all forms of discrimination based on race, ancestry, national origin or color, religion, sex, familial or marital status, disability, age, sexual orientation, or source of income in obtaining housing.	Housing Element Policy 2.5 Seek ways to eliminate all forms of discrimination based on race, ancestry, national origin or color, religion, sex, familial or marital status, disability, medical condition, age, sexual orientation, or source of income in obtaining housing.	
Housing Policy i. Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.	Housing Element Policy 1.5 Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.	
Housing Policy j. Expand the stock of housing for moderate- and above-moderate-income households by providing development incentives in single-family and multi-family zones and in the urban core.	Deleted	Policy in conflict with G.P. policies to promote intensifying downtown and urban core areas.
Housing Policy k. Seek ways to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.	Housing Element Policy 3.2 Seek ways to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.	
Housing Policy l. Pursue the proper balance of jobs to housing as recommended by the Department of Finance.	Housing Element Policy 1.2 Pursue a balance of jobs to housing	
	ADDITIONAL HOUSING ELEMENT POLICIES:	
	Housing Element Policy 1.6 Incorporate smart growth principles in new residential subdivisions, multi-family projects, and Mixed Use Overlay areas.	

GENERAL PLAN UPDATE POLICY COMPARISON

EXISTING POLICY	PROPOSED POLICY	COMMENT
	Housing Element Policy 2.4 Apply criteria demonstrating appropriateness for converting mobilehome parks to ownership or alternative uses.	
	Housing Element Policy 3.3 Utilize code enforcement measures and incentive programs as necessary to ensure that building and safety regulations are met and to promote property maintenance.	

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