

Status of the General Plan Update

Escondido Chamber Of
Commerce

August 13, 2009

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Director of Community Development

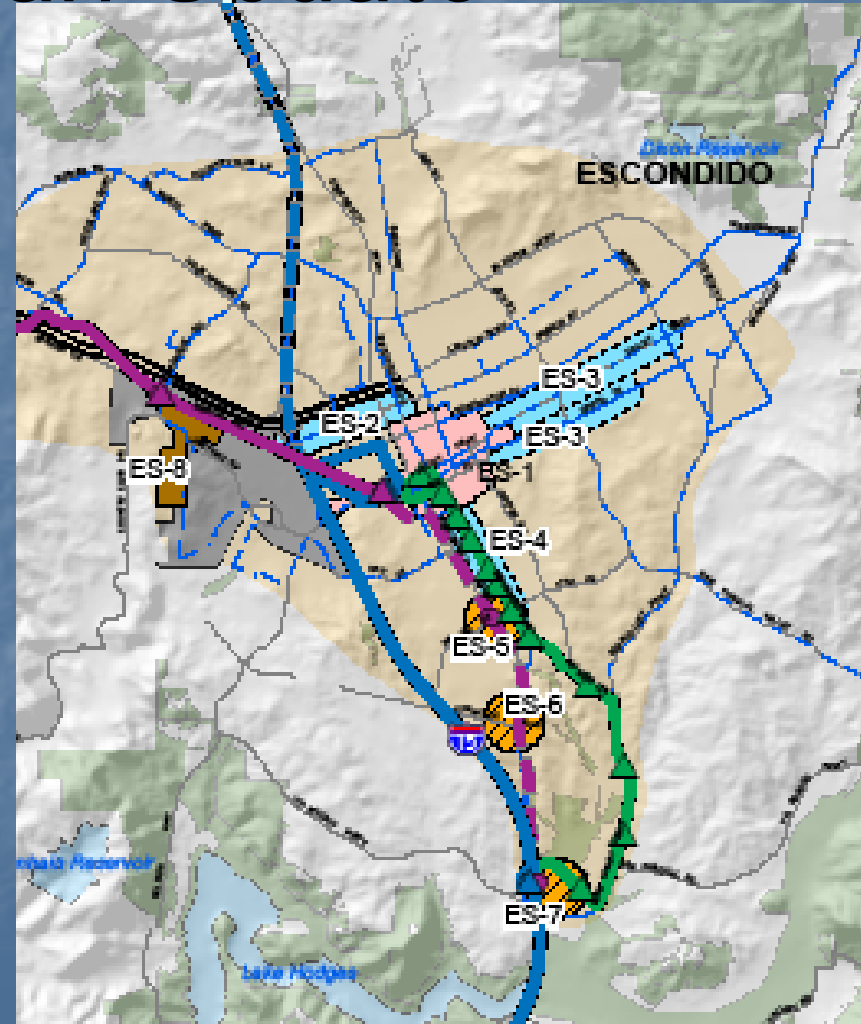
State's Role

- Mandates Periodic Updates
- Specifies Content
- New requirements of SB 375 and AB 32
- Attorney General's Intervention in Climate Change
- Housing Element Adoption by December 2012



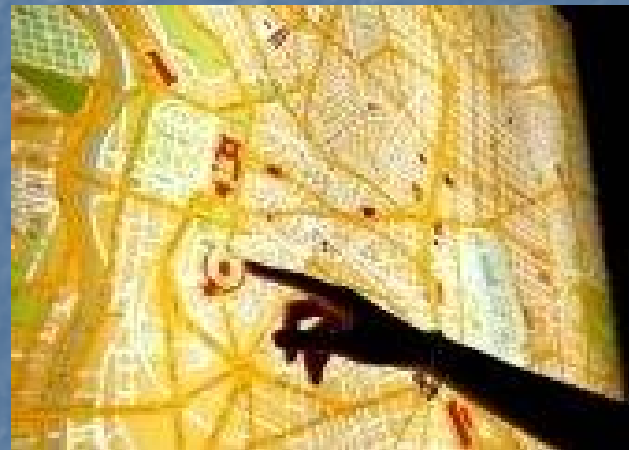
Regional Issues Influencing the General Plan Update

- SANDAG SERIES 12 Forecast (2050)
- (RCP) Regional Comprehensive Plan
- (RTP) Regional Transportation Plan
- Regional Housing Needs Assessment
- AB 32 Implementation



SERIES 12 2050 Growth Forecast is Underway

- Current General Plans are 70,000 dwelling units short of projected need.
- Current Capacity is exhausted by 2040
- Alternative Approaches are being Explored with Jurisdictions
 - VMT/GHG a consideration
- Housing needed more than Employment Lands



Preliminary Forecast Results

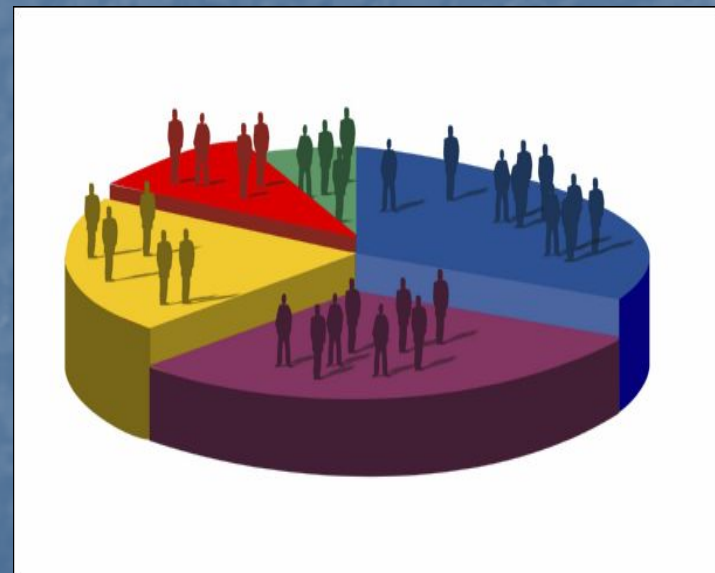
- Population is expected to grow by 1.3 million persons between now and 2050
- 400,000 additional housing units are anticipated
- 500,000 new jobs are expected within the region.

Demographic Trends in the Region as Predicted by SANDAG

- Natural increase will account for nearly 60% of growth
- Births will level off while deaths will increase steadily
- International migration will contribute some population growth
- All segments of the population will grow, but MOST will occur in the oldest ages, with HALF of the growth in ages 60 and older, and TEN PERCENT of the change coming in the oldest age group (85+).

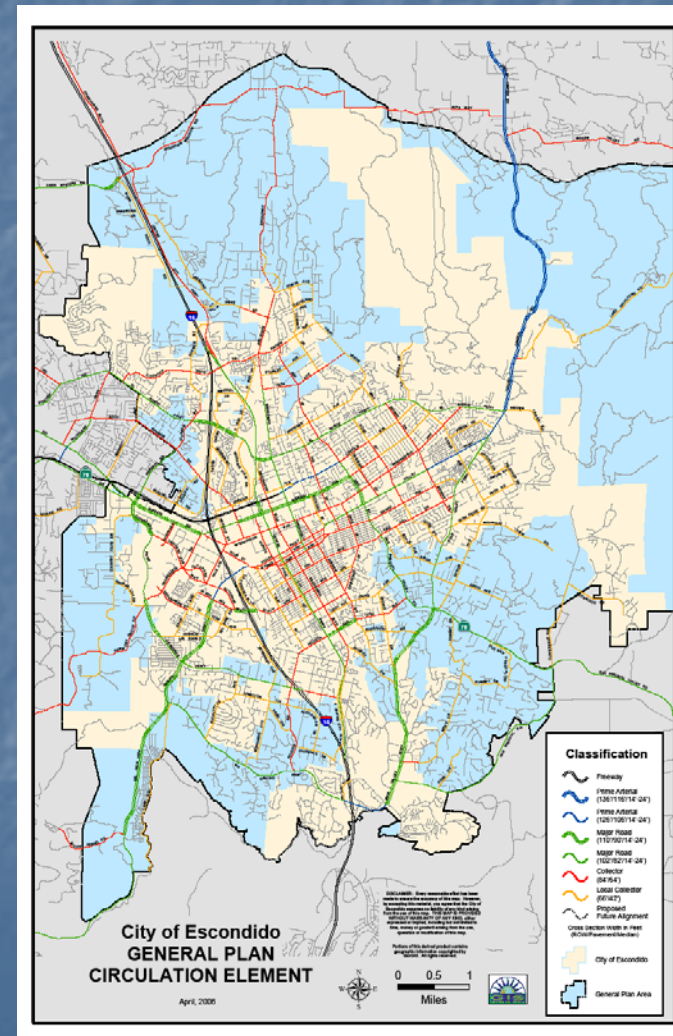
SANDAG's Estimated Units and Jobs in Escondido

- 6,200 additional units
- 19,400 jobs

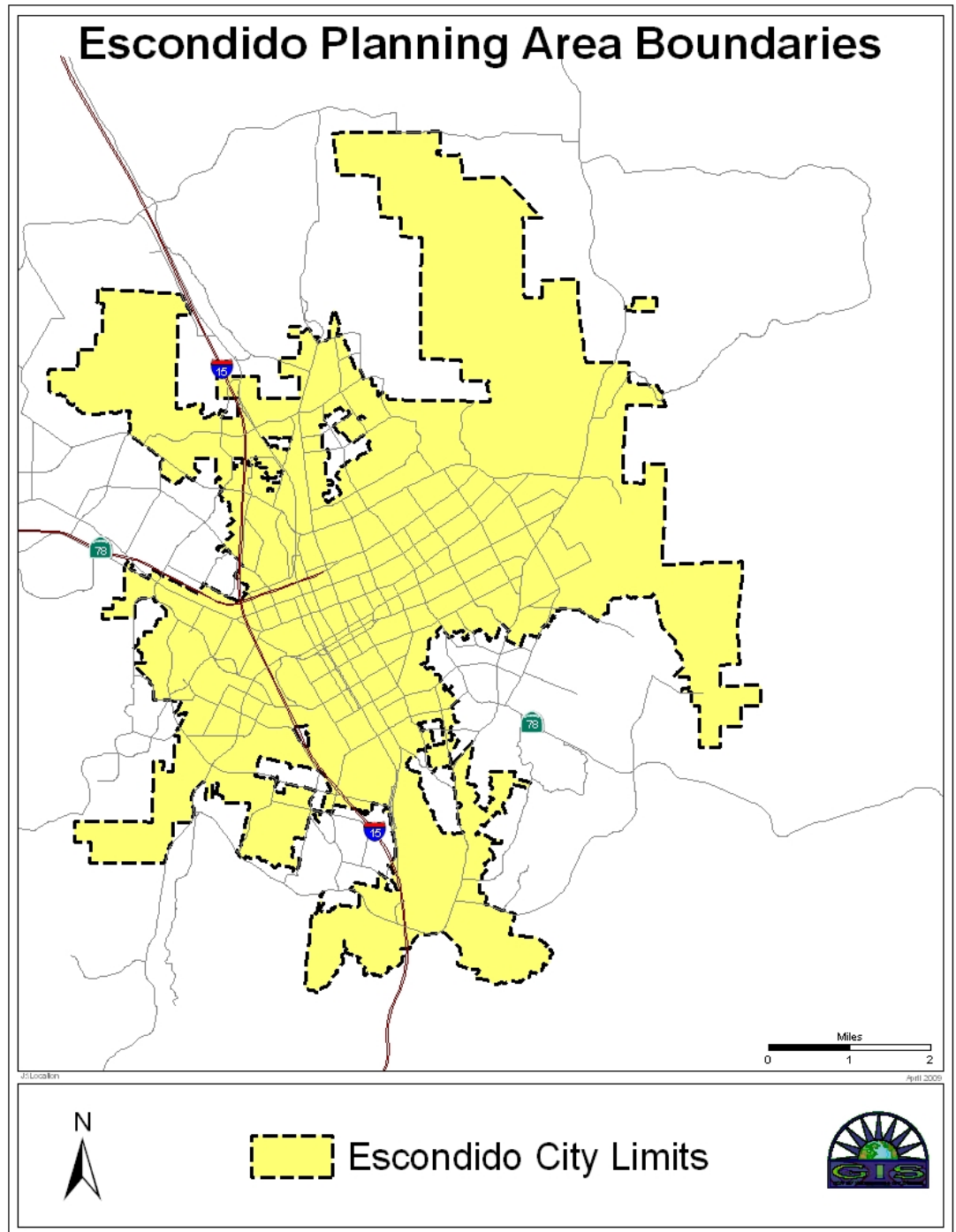


Current Growth Forecasts as Compared to 1990 Buildout

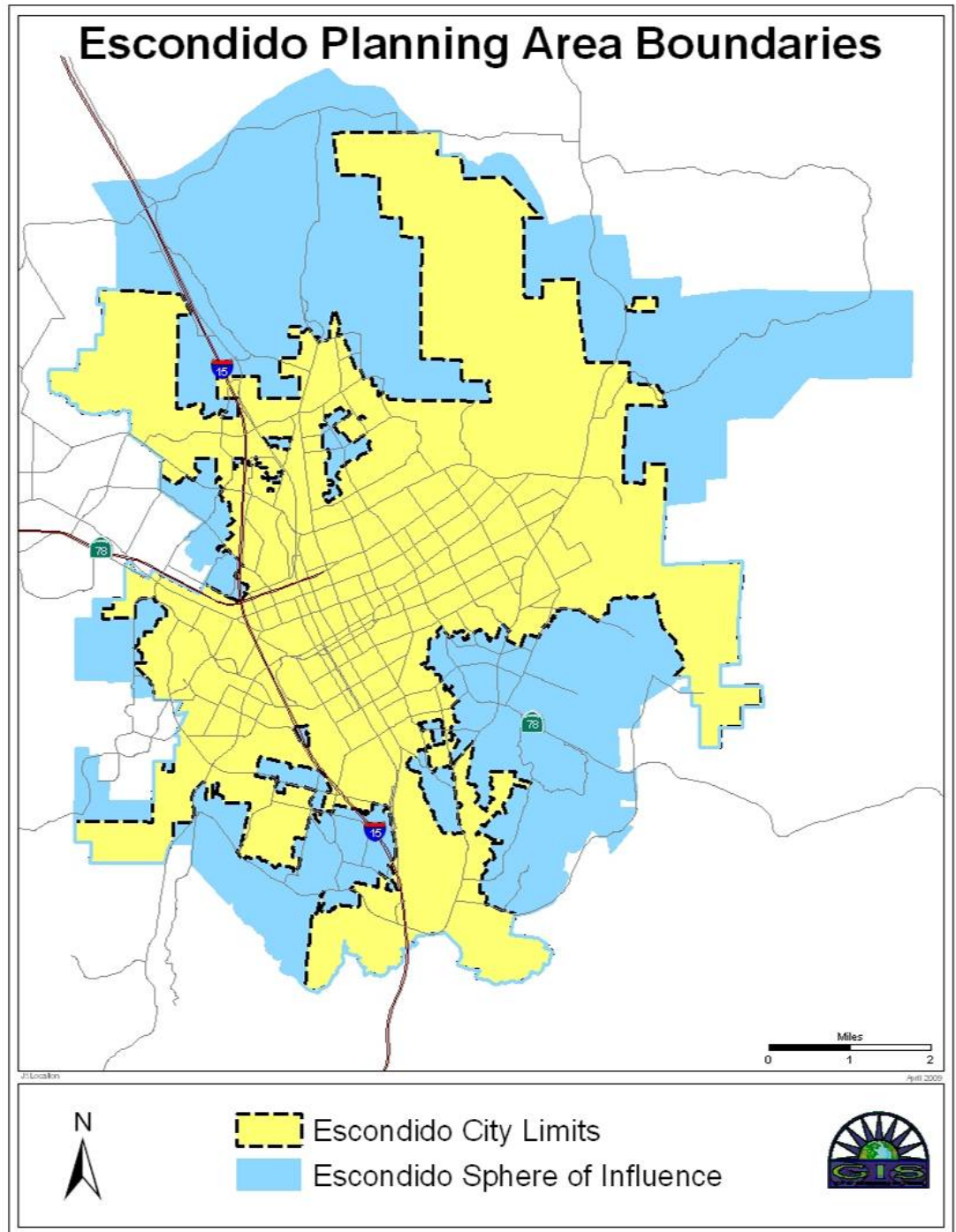
- Current General Plan Buildout is 150,000-165,000 for the Entire General Plan Area
- The 2030 SANDAG Forecast projects a population of 169,929 for Current City Boundaries
- About 10,000 additional units could be developed in County Areas currently within our General Plan
- Therefore, current forecasts call for a population of about 200,000 in the General Plan Area.



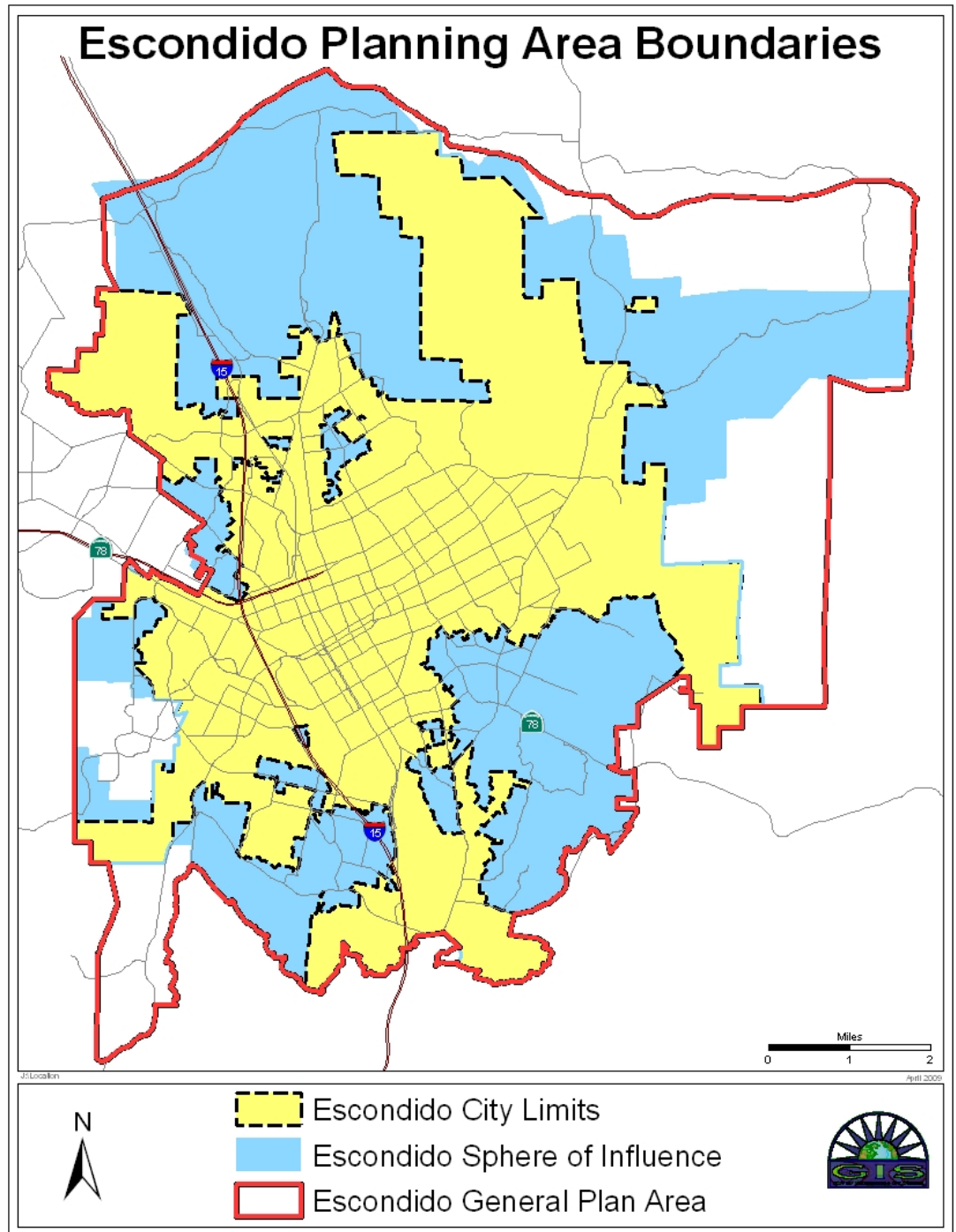
City Limits, Sphere of Influence, General Plan



City Limits, Sphere of Influence, General Plan



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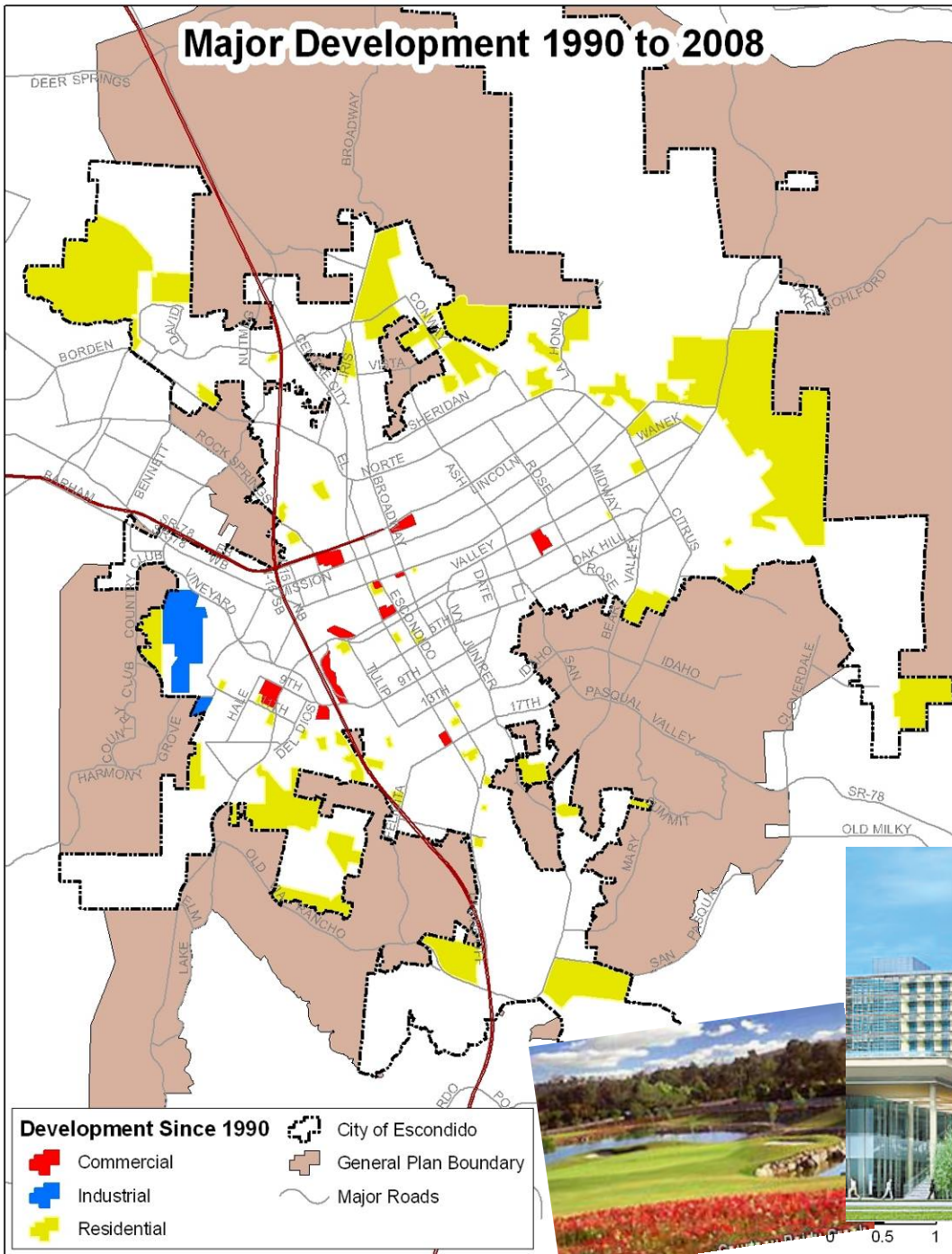


Preliminary Implications of the Series 12 Forecast

- An additional 1456 units beyond the current 2030 Forecast
- Population increase of 4,608 above the 2030 forecast
- Likely Population Forecast of 206,537 including County areas currently in our General Plan



Major Development 1990 to 2008



Major Development since 1990 focused in outlying areas



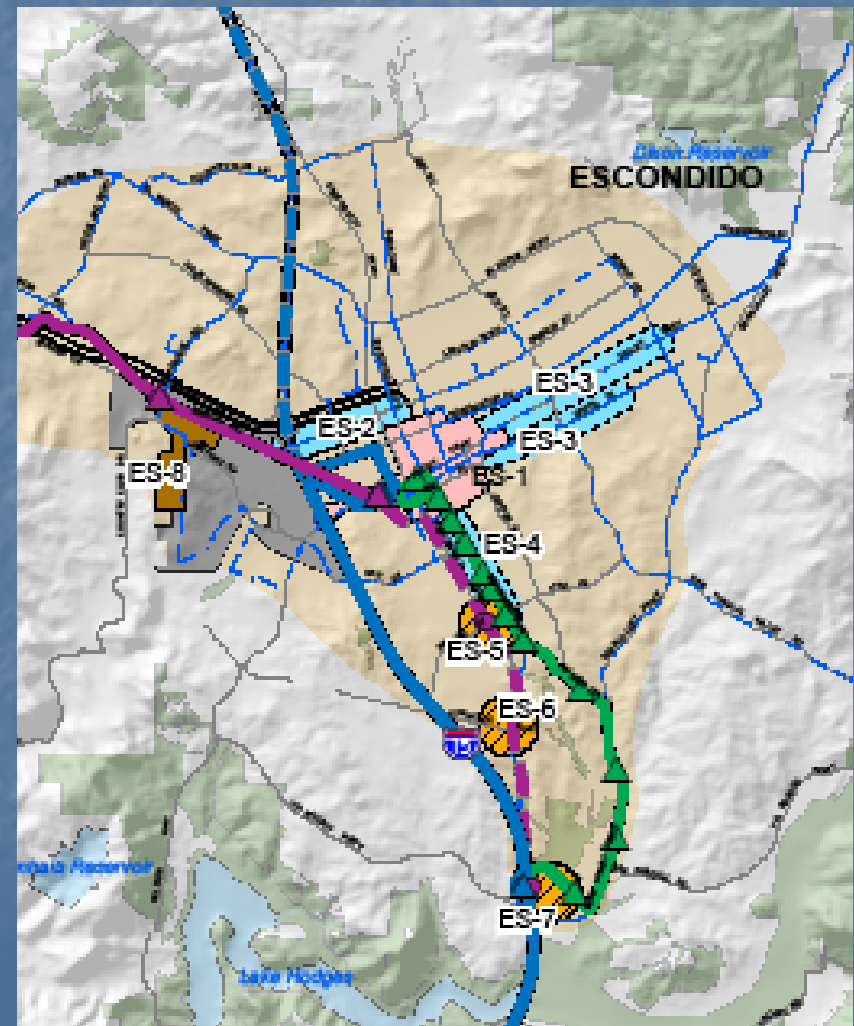
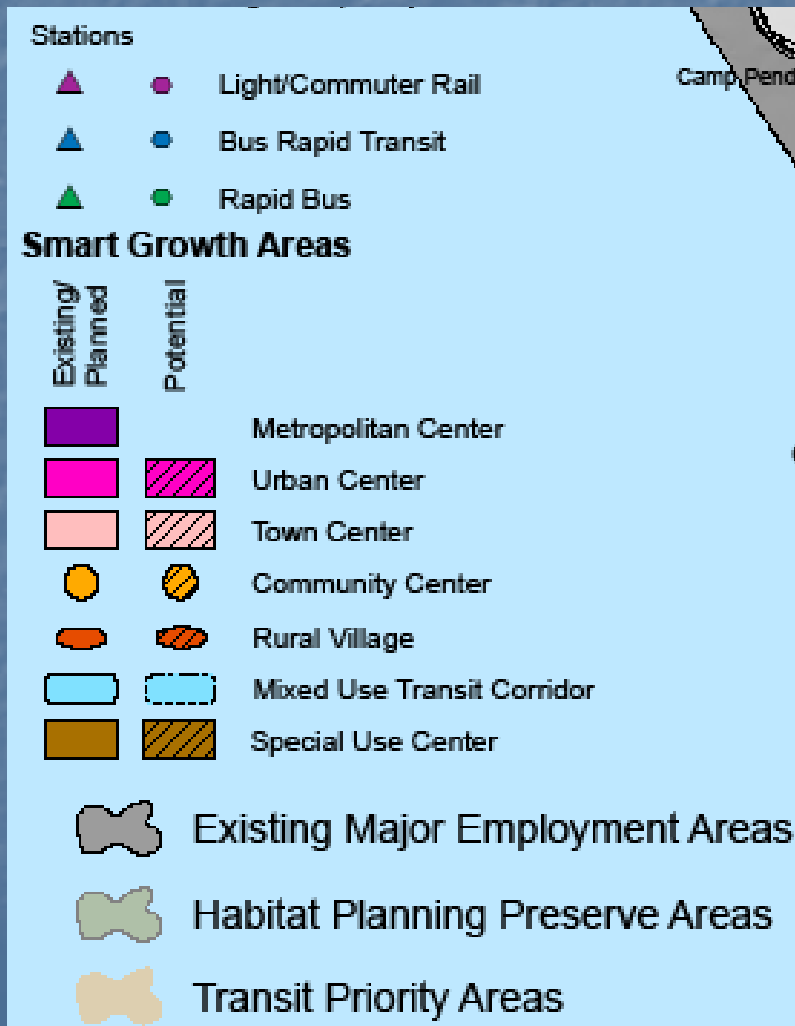
Smart Growth Seeks to Locate High-Intensity Uses Close to Transit

High-intensity Land uses located within $\frac{1}{4}$ to $\frac{1}{2}$ mile from transit locations

Proximity to transit will decrease vehicle trips and improve air quality



SANDAG Smart Growth Centers





Urban *Advantage*

OLD PALM AVENUE AND 2ND STREET – IMPERIAL BEACH



Urban Advantage

OLD PALM AVENUE AND 2ND STREET – IMPERIAL BEACH



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SANDAG Smart Growth Simulations



TRANSIT CENTER/POLICE STATION REDEVELOPMENT - ESCONDIDO

SANDAG Smart Growth Simulations



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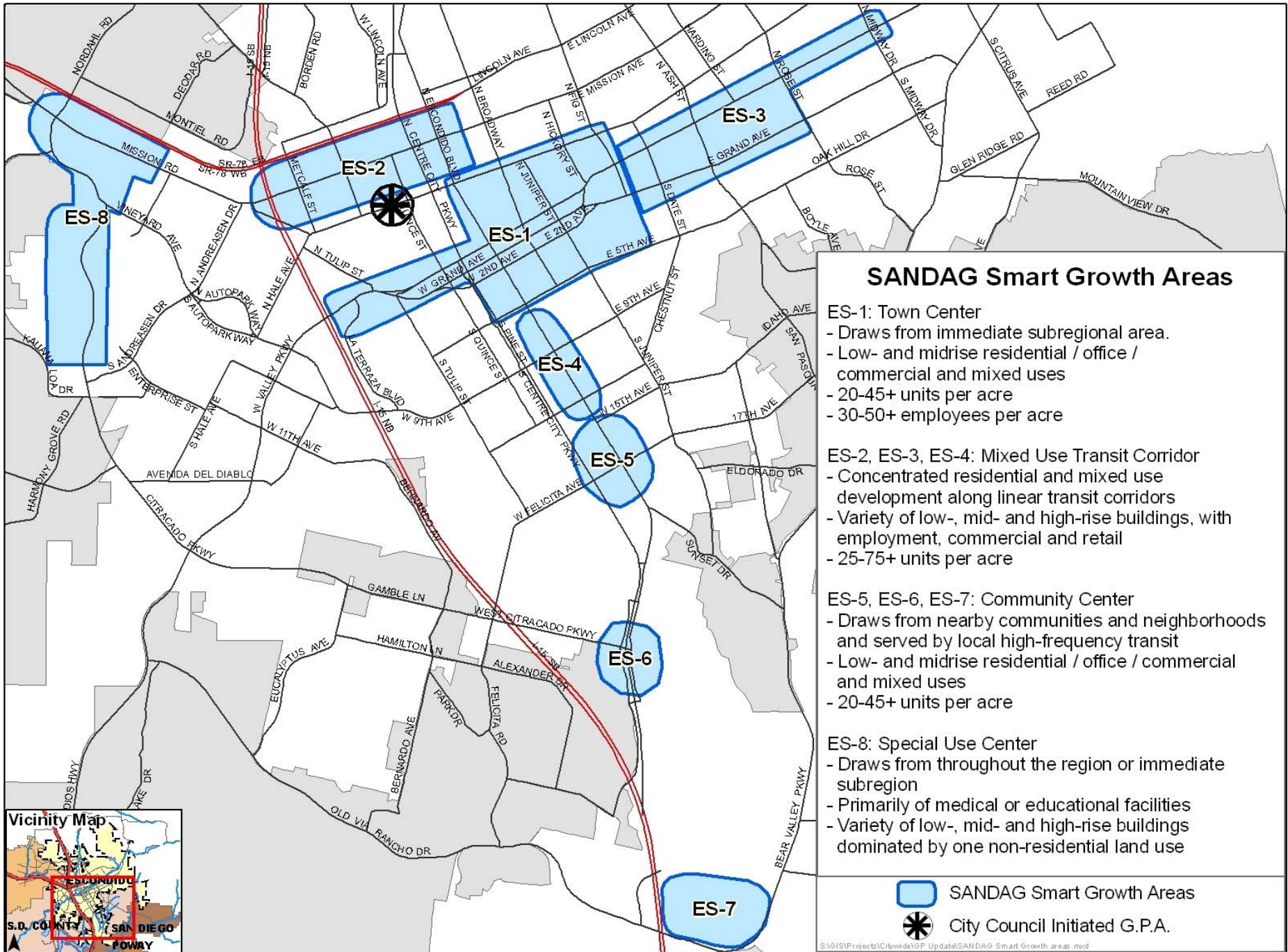


TRANSIT CENTER/POLICE STATION REDEVELOPMENT - ESCONDIDO

SANDAG Smart Growth Simulations



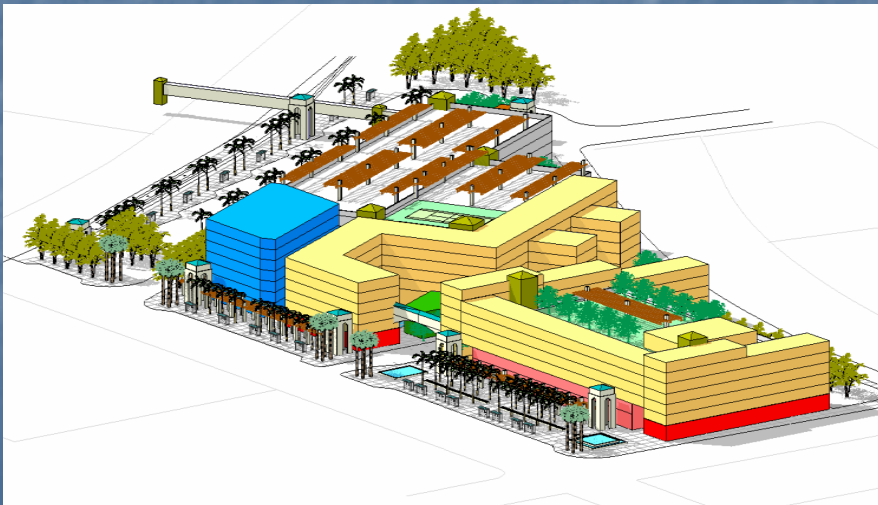
TRANSIT CENTER/POLICE STATION REDEVELOPMENT - ESCONDIDO



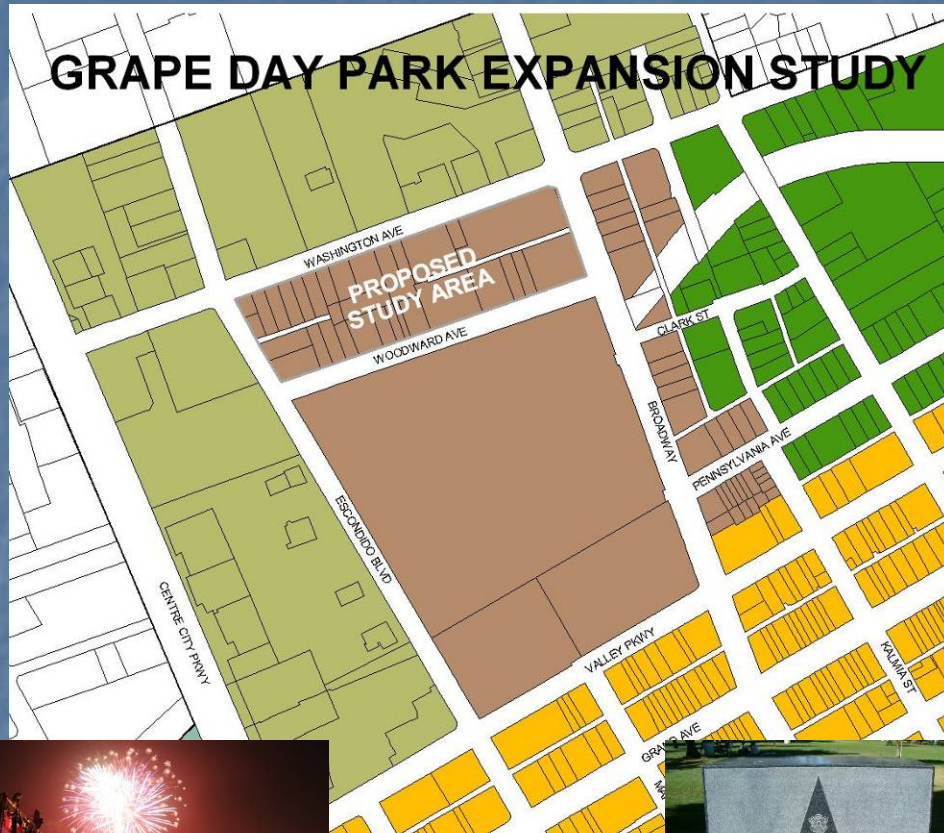
ESCONDIDO TRANSIT CENTER



PALOMAR MEDICAL CENTER



Grape Day Park Expansion Study Area



- Expansion of Grape Day Park and closure of Woodward are also under study.



Maximum Theoretical Totals

- 3,275 additional residential units
- 730,000 SF additional commercial & office space
- 1.2 MGD additional sewer flow generated
- 1.3 MGD additional water flow generated



August 12 Council Meeting

- SANDAG Presentation on SERIES 12
- Council consideration of a Citizen Committee to comment on aspects of the General Plan Update



Staff Recommendation

- Each Council Member appoint 3 members
- Focus the Group at the Policy Level
- Meet 2-4 times and report to the City Council
- Reconvene as issues develop during the review

Procedures

- Distribute Draft List of Tasks to the Committee and the public.
- Solicit feedback on each item in advance of the meeting.
- Compile and analyze the results
- Facilitate a discussion and report back to the Council

The following sample General Plan Update considerations will be ranked by the Committee. The results will be tabulated and used to formulate the project description and goals.

Proposed Consideration:

Rank your support for each consideration

-5 = very strongly disagree

0 = neutral

+5 = very strongly agree

A. Population and Neighborhood Character

1) Plan for Escondido’s fair share of regional growth as defined through the Regional Growth Process.

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

Note: Escondido’s fair share is anticipated to be between 4,000 and 6,000 dwelling unit above the current General Plan (12,500 – 18,800 population).

2) Guide planned growth to the urban core in locations that will benefit from existing of infrastructure, transit, and support services.

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

3) Preserve the character and densities in existing neighborhoods.

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

4) Create exciting places with a mix of uses that appeal to a wide range of residents and visitors.

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

5) Increase intensities in the urban core without compromising historic character.

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

1) Identify additional neighborhoods with potential historic status.

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

1) Evaluate clustering provisions to clarify provisions pertaining to:

a) Yield

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

b) Open Space

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

c) Lot Width

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

d) Surrounding Neighborhood Character

-5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5

| | |
|--|---------------------------------|
| 3) Expand the amount of employment lands to provide jobs for local residents. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 4) Establish clear intensity/capacity assumptions for each land use category. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 5) Confine consideration of land use changes to a limited number key properties such as the swap meet site, Del Dios school site, Nutmeg / I-15, Nordahl Interchange, City Yard, etc). | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| <i>D. Municipal Facilities and Services</i> | |
| 1) Ensure that the HARRF and supporting infrastructure are appropriately sizes for Escondido's planned development. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 2) Establish clear sewer service boundaries. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 3) Develop wastewater treatment facilities that recognize the value of water and maximize its re-use. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |

| | |
|---|---------------------------------|
| <i>E. Growth Management</i> | |
| 1) Refine thresholds allowing limited development to proceed when non-critical deficiencies exist. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 2) Define an urban service boundary to limit the extension of urban service standards. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| <i>F. Sustainability</i> | |
| 1) Implement sustainable planning and building policies focused on maximizing energy efficiency, reducing generated waster, incorporating renewable power, and enhancing recycling and reclaiming measures. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| <i>G. Proposition "S"</i> | |
| 1) Evaluate the appropriateness of Proposition "S." | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| <i>H. Mobility</i> | |
| 1) Expand mobility and connectivity between different modes of travel to offer more transportation choices. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 2) Evaluate the extension of NCTD's rail service from the Transit Center to Westfield North County. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 3) Monitor state and local efforts to implement high speed rail service in Escondido. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| <i>I. Parks & Open Space</i> | |
| 1) Preserve ridgelines, steep slopes and habitat and incorporate MHCP principles and policies. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |
| 2) Provide passive and active recreational facilities in the urban core in an efficient and sustainable manner to respond to the changing needs of the community. | -5 -4 -3 -2 -1 0 +1 +2 +3 +4 +5 |

City Council Action Plan

- Obtain City Council direction on the land use alternatives, policies, facility and infrastructure needs to be studied and issue the EIR Notice of Preparation by September 2009.
- Identify staffing and/or consultant/contract planner needs by October 2009.
- Develop a detailed work program, budget, and execution of consultant contract by November 2009.

Preparation of the Draft GP Document

- Complete initial analysis of General Plan alternatives and obtain Council direction on the preferred alternative by February 2010.
- Complete Draft General Plan Document by August 2010.
- Complete public and Council Workshops on the Draft General Plan document by November 2010.

Prepare EIR and Technical Studies

- Commence preparation of the EIR by December 2010.
- Complete first Screencheck EIR by March 2011.
- Distribute Draft EIR by June 2011.
- Complete Final EIR by September 2011.

Ongoing Public Input is Encouraged

- General Plan Update Webpage
www.escondido.org/gp-update
- Public Workshops / Meetings
- Correspondence
- Environmental Review Process
- Public Hearings

