

Appendix L: Project Consistency with General Plan Goals and Policies

Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
<p>Goal 1: Community Character</p>	<p>A community composed of distinct residential neighborhoods, business districts, and employment centers, whose urban form reflects the natural environmental setting.</p>	<p>The proposed project’s location, design, and residential density would be generally consistent with the goals and policies of the City General Plan. The project site is not within a specific plan area or subject to specific policies adopted by, or being considered by the City or in the process of being prepared and adopted.</p> <p>The proposed location allows the planned development to be well integrated with its surroundings. Additionally, the proposed project overall the design and the amenities incorporated in the planned development would have a beneficial effect not obtainable under existing zoning regulations. The project site is located along two (2) major thoroughfares, Interstate-15 and North Center City Parkway.</p> <p>The proposed project would not intensify the existing land use designation on the project site. The amendment would change the Land Use Element Map to designate the proposed project site Urban III (U3). The existing designation on the project site is Office (O). Development under the U3 designation would not be as intense as under the O designation. Primarily the O designation would provide for increased average and peak hour trips to/from the project site. This intensification would have related environmental effects.</p> <p>Based on the information provided in Section 4.10, <i>Transportation and Traffic</i>, all vehicular traffic generated by the proposed project will be accommodated safely and without causing undue congestion upon adjoining streets or in the community.</p> <p>Based on the information provided in <i>Initial Study</i> related to public services and utility systems, the proposed location and design would be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services.</p> <p>Based on the project site plan, floor plans, elevations, and landscape plan the overall design of the proposed project would achieve an attractive, efficient and stable environment. The proposed project would be integrated with its settings. Additionally, the proposed project overall the design and the amenities incorporated in the planned development would have a beneficial effect not obtainable under existing zoning regulations.</p> <p>Based on the grading plan the grading of the project site would be</p>	<p>Consistent.</p>

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		<p>accomplished to achieve a visually less obstructive and disharmonious area.</p> <p>Based on the information project in Section 4.1, <i>Aesthetics</i>, the proposed project would not substantially harm major views from adjacent properties or scenic resources in the community. Overall the design and the amenities incorporated in the planned development would have a beneficial effect not obtainable under existing zoning regulations.</p> <p>The proposed project would be developed in accordance with the Medium Density Residential (R-3) development standards, as modified by site specific Planned Development Residential (PD-R) standards. The PD-R guidelines provide for modification of development standards to encourage comprehensive site planning and allow for building design in a creative approach.</p> <p>The project site would be designated Urban III (U3) to accommodate a range of housing types. This designation allows multi-family residential units, town homes and apartments, flats, and condominiums. The designation would be appropriate as the project site is located along two (2) major thoroughfares, Interstate 15 and North Center City Parkway.</p> <p>The proposed project would not impact the single-family residential development pattern in the City. The project site is located along major transportation corridors, where higher densities are more appropriate. The development of the proposed project would provide signage, landscaping, and architecture character at a gateway location (i.e., City boundary/entrance, the intersection of North Center City Parkway and North Nutmeg Street) to assist in the definition and achieving a sense of entry at the edge of the City; thereby, strengthen community identity.</p> <p>The proposed project would be located and designed to be energy and water efficient, reduce greenhouse gas emissions (GHG), enhance community livability and economic vitality, and implement other practices contributing to sustainable resources. The proposed project would meet or exceed all applicable energy and GHG standards of the City. The proposed project will 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. The proposed project would not be located on slopes greater than 35% or in natural 100-year floodways.</p>	

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		<p>Review of the proposed project by the City will include notification and coordinate with all appropriate Agencies to include appropriate Federal, state, regional, and local jurisdictions. City required notice will be provided to all surrounding property owners, resident groups, residents of the adjacent unincorporated community, homeowner’s associations, and / or planning advisory groups. The proposed project would homeowners associations (HOA) to maintain private streets, common open space areas, and landscaping, and facilitate annexation into the City’s Landscape Maintenance District.</p> <p>Therefore, the proposed project would be generally consistent with Goal 1.0 and applicable Policies 1.1 through 1.16.</p>	
Policy 1.1:	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>The proposed project’s location, design, and residential density would be generally consistent with the goals and policies of the City General Plan. The project site is not within a specific plan area or subject to specific policies adopted by, or being considered by the City or in the process of being prepared and adopted. The proposed location allows the planned development to be well integrated with its surroundings. The project site is located along two (2) major thoroughfares, Interstate-15 and North Center City Parkway. Additionally, the proposed project overall the design and the amenities incorporated in the planned development would have a beneficial effect not obtainable under existing zoning regulations.</p> <p>The proposed project would not intensify the existing land use designation on the project site. The amendment would change the Land Use Element Map to designate the proposed project site Urban III (U3). The existing designation on the project site is Office (O). Development under the U3 designation would not be as intense as under the O designation. The proposed project would be developed in accordance with the Medium Density Residential (R-3) development standards, as modified by site specific Planned Development Residential (PD-R) standards. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 1.2:	<p>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</p>	<p>The proposed project would not intensify the existing land use designation on the project site. The amendment would change the Land Use Element Map to designate the proposed project site Urban III (U3). The existing designation on the project site is Office (O). Development under the U3 designation would not be as intense as under the O designation. Based on</p>	Consistent.

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	<p>compatibility and the objectives of the General Plan are at issue.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>the information provided in Section 4.10, <i>Transportation and Traffic</i> all vehicular traffic generated by the proposed project will be accommodated safely and without causing undue congestion upon adjoining streets or in the community. Therefore, the proposed project is consistent with this policy.</p>	
Policy 1.3	<p>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>The project site is located in an area presently designated for urban development as commercial office uses in the City’s General Plan. A change from a planned more intensive use to a less intensive use would still be consistent with the buildout vision for the area. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 1.4	<p>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>The proposed project would not intensify the existing land use designation on the project site. The amendment would change the Land Use Element Map to designate the proposed project site Urban III (U3). The existing designation on the project site is Office (O). Development under the U3 designation would not be as intense as under the O designation. The proposed project would be developed in accordance with the Medium Density Residential (R-3) development standards, as modified by site specific Planned Development Residential (PD-R) standards. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 1.5	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>The proposed project would not impact the single-family residential development pattern in the City. The project site is located along major transportation corridors, where the City’s General Plan states that higher densities are more appropriate. The development of the proposed project would provide signage, landscaping, and architecture character at a gateway location (i.e., City boundary/entrance, the intersection of North Center City Parkway and North Nutmeg Street) to assist in the definition and achieving a sense of entry at the edge of the City; thereby, strengthen community identity. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 1.6	<p>Residential Categories are established for purposes of providing the city with a range of building intensities to address various site</p>	<p>The proposed project would not intensify the existing land use designation on the project site. The amendment would change the Land Use Element Map to designate the proposed project site Urban III (U3). The existing</p>	Consistent.

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	<p>constraints and opportunities. Proposed development shall not exceed the densities shown on the Land Use Plan and outlined in Figure II-6.</p> <p>(Amendment to this policy will continue to require voter approval).</p>	<p>designation on the project site is Office (O). Development under the U3 designation would not be as intense as under the O designation. The proposed project would be developed in accordance with the Medium Density Residential (R-3) development standards, as modified by site specific Planned Development Residential (PD-R) standards. Therefore, the proposed project is consistent with this policy.</p>	
Policy 1.7	<p>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>The project site is not a City designated gateway location. Therefore, this City General Plan policies is not applicable.</p>	Not applicable.
Policy 1.8	<p>Require development projects to locate and design buildings, construct energy and water efficient infrastructure, reduce greenhouse gas emissions, enhance community livability and economic vitality, and implement other practices contributing to sustainable resources.</p>	<p>Project structures would be located and designed, to be energy and water efficient, reduce greenhouse gas emissions (GHG), enhance community livability and economic vitality, and implement other practices contributing to sustainable resources. The proposed project would meet or exceed all applicable energy and GHG standards of the City. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 1.9	<p>Promote development in downtown, at transit stations, and other key districts to accommodate a mix of land uses and configure uses to promote walkability, bicycling, and transit uses, reducing the need for the automobile.</p>	<p>Not applicable.</p>	Not applicable.
Policy 1.10	<p>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.</p>	<p>The proposed project will 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. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 1.11	<p>Encourage new development to minimize the creation of incompatible glare through development design features (e.g., minimizing use of certain types of exterior building materials).</p>	<p>The project site plan, floor plans, elevations, and landscape plan establish that the overall design of the proposed project would achieve an attractive, efficient and stable environment. The proposed project would be integrated with its settings. Overall the design and the amenities incorporated in the planned development would have a beneficial effect not obtainable under existing zoning regulations. Therefore, the proposed project is consistent with this policy.</p>	Consistent.

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Policy 1.12	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>The proposed project would not permit development on slopes greater than 35%. There are no natural 100-year floodways on the project site. The proposed project would be developed in accordance with the Conceptual Landscape Concept Plan as outlined in Section 4.0. The proposed project would be developed in accordance with the Medium Density Residential (R-3) development standards, as modified by site specific Planned Development Residential (PD-R) standards. Please see Appendix M for an analysis of project consistency with applicable landscape standards. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 1.13	<p>Subject to city approval, parcels legally created prior to the adoption of this General Plan and wholly with-in constrained lands as defined in Community Character Policy 1.12 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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>The project site is comprised of three (3) legal parcels. However, the project site is not wholly within Constrained Lands as defined in Community Character Policy 1.12. Therefore, this City General Plan policies is not applicable.</p>	Not applicable.
Policy 1.14	<p>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.</p>	<p>The proposed project would not be located in a Community Plan area. The project site is located within the City boundaries. Therefore, this City General Plan policies is not applicable.</p>	Not applicable.
Policy 1.15	<p>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</p>	<p>Review of the proposed project by the City will include notification and coordinate with all appropriate Agencies to include appropriate Federal, state, regional, and local jurisdictions. City required proposed project notices will be provided to all surrounding property owners, resident groups, residents of the adjacent unincorporated community, homeowner’s</p>	Consistent.

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	<p>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>associations, and/or planning advisory groups. Additionally, out-reach meeting(s), Planning Commission, and City Council public hearings will be accomplished to gather information and solicit input. Therefore, the proposed project is consistent with this policy.</p>	
<p>Policy 1.16</p>	<p>Support the formation of Homeowners^{ss} 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^{ss} Association is established.</p>	<p>The proposed project would include formation of a homeowners associations (HOA) to maintain private streets, common open space areas, and landscaping, and facilitate annexation into the City’s Landscape Maintenance District. Therefore, the proposed project is consistent with this policy.</p>	<p>Consistent.</p>
<p>Goal 2: Land Use Zoning</p>	<p>Regulations that clearly and effectively implement land use development goals and objectives.</p>	<p>The proposed project would be generally consistent with the goals and policies of the City General Plan related to clearly and effectively implementing land use development goals and objectives. The proposed project would not hinder or be contrary to the General Plan Goals and Policies related to land use zoning in that the proposed project would not impact any update or revision to City ordinances.</p> <p>The proposed project would not impact the City’s ability to apply zoning overlays or impact City programs related to land use planning.</p> <p>The proposed project would not impact the City’s ability to establish new zoning categories. The proposed project would not impact any zoning in the City other than that of the project site as described above. The proposed project is not located on constrained land as defined in the City’s General Plan.</p> <p>Therefore, the proposed project would be generally consistent with Goal 2.0 and applicable Policies 2.1 through 2.5.</p>	<p>Consistent.</p>
<p>Policy 2.1</p>	<p>Update and revise city ordinances to reflect the goals, objectives and policies in the adopted General Plan.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

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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.	Not applicable.	Not applicable.
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 designations identified in Figure II-32:	Not applicable.	Not applicable.
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.	The proposed project residential land use designation would reduce the potential conflicts from the existing commercial/office designation that would be anticipated with land uses, zoning patterns, and overlay designations. The designation would be more compatible than existing designation and more appropriate. Therefore, the proposed project is consistent with this policy.	Consistent.
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 (Figure II-33).	The proposed project is not located on constrained land as defined in the City's General Plan. Therefore, This City General Plan policies is not applicable.	Not applicable.
Goal 3: Residential Development	Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs.	<p>The proposed project would be generally consistent with the goals and policies of the City General Plan related to the development of neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs.</p> <p>The proposed project would be developed at a maximum of 18 dwelling units per acre. This is the density would be consistent with the density restrictions of the General Plan. The proposed project does not include nonresidential development. The proposed project would be developed above the minimum 70% of their permitted densities in order to promote transit ridership and walking, support nearby commercial establishments and take advantage of infrastructure improvements sized to accommodate their intended intensities.</p>	Consistent.

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		<p>The proposed project is not a single-family residential development; therefore, policy lot size restrictions do not apply. The proposed project does not propose panhandle lots. Three (3) existing lots on the project site will be maintained and relocated by the tract map to accommodate the proposed project.</p> <p>The proposed project would be consistent with population objectives of the City utilized to preserve the welfare of the community. The proposed project would not be a mixed use development; does not establish a single-family residential neighborhood; would not be located on a steep slope of over 35%; or in natural floodways or in City-approved environmental channels. Therefore, City General Plan policies related to such do not apply.</p> <p>Therefore, the proposed project would be generally consistent with Goal 3.0 and applicable Policies 3.1 through 3.13.</p>	
Policy 3.1	<p>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 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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>The proposed project would be developed at a maximum of 18 dwelling units per acre. This is the density would be consistent with the density restrictions of the General Plan. The proposed project does not include nonresidential development. The proposed project would be developed above the minimum 70% of their permitted densities in order to promote transit ridership and walking, support nearby commercial establishments and take advantage of infrastructure improvements sized to accommodate their intended intensities. Therefore, the proposed project is consistent with this policy. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 3.2	<p>Permit limited non-residential development, such as churches or schools, on properties designated by residential use classifications</p>	Not applicable.	Not applicable.

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	subject to state and local ordinances.		
Policy 3.3	<p>The residential land use designation indicates MAXIMUM development yields. To meet General Plan Goals and Objectives, including, but not limited to, 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 build-out target year of 2035 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 per-sons per unit being commonplace. Further, population and building intensities are estimated in the General Plan Vision and Purpose.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>The proposed project would be consistent with population objectives of the City utilized to preserve the welfare of the community. The proposed project would not be a mixed use development; does not establish a single-family residential neighborhood; would not be located on a steep slope of over 35%; or in natural floodways or in City-approved environmental channels. Therefore, this City General Plan policy is not applicable.</p>	Not applicable.
Policy 3.4	<p>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 and take advantage of infrastructure improvements sized to accommodate their intended intensities.</p>	<p>The proposed project would be developed above the minimum 70% of their permitted densities in order to promote transit ridership and walking, support nearby commercial establishments and take advantage of infrastructure improvements sized to accommodate their intended intensities. Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 3.5	<p>Establish minimum single family lot sizes as prescribed in Figure II-6 unless the development is clustered in accordance with the cluster</p>	Not applicable.	Not applicable.

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	provisions.		
Policy 3.6	Limit the use of panhandle lots and unusual lot slopes in unconstrained areas and consider their use to preserve slopes, ridgelines, habitat areas, and other resources identified in the Resource Conservation Element.	Not applicable.	Not applicable.
Policy 3.7	<p>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 existed 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 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 to applicable requirements of a Facilities Plan.</p> <p>Nothing in this General Plan shall prohibit the continued use of legally established mobile home spaces and the possibility of owner-ship conversion at existing densities legally established under previous ordinances and statutes. Said mobile home spaces shall also be exempt from General Plan clustering provisions.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	The proposed project would be generally consistent with the goals and policies of the City General Plan related to the development of neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs. Therefore, the proposed project is consistent with this policy.	Consistent.
Policy 3.8	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	The proposed project would be developed consistent with the land use designations and zoning classifications, as amended. Therefore, the proposed project is consistent with this policy.	Consistent.

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	<p>overall population objectives. In review of residential development proposals, population objectives may be considered to preserve the welfare of the community.</p> <p>(Amendment to this policy will continue to require voter approval)</p>		
Policy 3.9	<p>Promote new residential subdivisions, multi-family projects, and development in Mixed Use Overlay areas to incorporate smart growth principles such as:</p> <p>Walkways, shade trees, seating areas and other pedestrian activity, and enhance resident quality of life;</p> <p>Features that promote the use of alternative transportation options;</p> <p>Opportunities for residents to conduct routine errands close to their residence;</p> <p>Maximum connectivity with surrounding uses to become a part of the area rather than an isolated project;</p> <p>Architectural elements or themes from the surrounding neighborhood; and,</p> <p>Appropriate transitions between land use designations to minimize compatibility conflicts.</p>	Not applicable.	Not applicable.
Policy 3.10	<p>Encourage proportionate numbers of two-story dwelling units within single family detached subdivisions to promote variety and avoid monotonous streetscapes and visual impacts.</p>	Not applicable.	Not applicable.
Policy 3.11	<p>The maximum development yield for slopes over 35% is established only for the purpose of determining the potential for density transfer as permitted by the General Plan.</p>	<p>The proposed project would not be located on slopes greater than 35%. Therefore, the proposed project is consistent with this policy.</p>	Consistent.

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Policy 3.12	<p>Where slope categories are indicated, the maximum development yield will be determined by the sum of acreages within each slope category.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 3.13	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Goal 4: Neighborhood Maintenance & Preservation	Residential neighborhoods that are well-maintained and enduring, and continue to be great places to live for multiple generations.	<p>The proposed project would be generally consistent with the goals and policies of the City General Plan related to neighborhoods that are well-maintained and enduring, and continue to be great places to live for multiple generations.</p> <p>The proposed project would not impact the City’s ability to use code enforcement measures and incentive programs to promote property maintenance and prevent the deterioration of established housing stock. The proposed project is not a heavy service commercial business, nor would it locate residential use in close proximity to this type of land use. The proposed project is not a rural designations or estate single-family residential development and would not impact the City’s goals and policies related to these designations.</p> <p>The proposed project would not impact the City’s ability to prepare and adopt a Land Use Area Plan for the Old Escondido Neighborhood and other neighborhoods predominately characterized by older single-family residential housing stock. The project site is not a mobile home site and is not adjacent to a site in the City used for mobile home residences.</p>	Consistent.

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		<p>The proposed project would establish an integrate pedestrian-friendly neighborhood with features that promote walkability. The project site would be adjacent to and implement bicycle trails on North Center City Parkway and provide access to the west with improved North Nutmeg Street. Overall the proposed project would enhance the neighborhood character and aesthetics.</p> <p>Therefore, the proposed project would be generally consistent with Goal 4.0 and applicable Policies 4.1 through 4.6.</p>	
Policy 4.1	Utilize code enforcement measures and incentive programs as necessary to promote property maintenance and prevent the deterioration of established housing stock.	Not applicable.	Not applicable.
Policy 4.2	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 4.3	Integrate pedestrian-friendly features, promote walkability, and work with residents to enhance existing neighborhood character and aesthetics.	<p>The proposed project would establish an integrate pedestrian-friendly neighborhood with features that promote walkability. The project site would be adjacent to and implement bicycle trails on North Center City Parkway and provide access to the west with improved North Nutmeg Street. Overall the proposed project would enhance the neighborhood character and aesthetics.</p> <p>Therefore, the proposed project is consistent with this policy.</p>	Consistent.
Policy 4.4	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 are not compromised.	Not applicable.	Not applicable.

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Policy 4.5	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 4.6	<p>A Land Use Area Plan will be developed for the Old Escondido Neighborhood and other neighborhoods predominately characterized by older single-family residential housing stock. The area plans shall address the following objectives:</p> <p>Orientation towards pedestrian activities: The improvement of area streetscapes to provide, at a minimum, street lights and continuous sidewalks.</p> <p>Preservation of the single-family residential character: Introduction of zoning that discourages demolition of single-family dwellings that are subsequently replaced by high density multi-family units.</p> <p>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>Integration with Downtown Specific Plan and South Escondido Corridor other adjacent Area Plans: Development guidelines that require uses</p>	Not applicable.	Not applicable.

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	<p>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>Implementation measures such as overlay zones, design guide-lines and incentive programs for rehabilitation and preservation.</p> <p>(Amendment to this policy will continue to require voter approval)</p>		
Goal 5: Residential Clustering	Clustering of single family residential units to maintain site topography, protect natural resources, and avoid hazards.	The proposed project would be developed as a multi-family residential development and not as single-family residential units. Therefore, Goal 5 and Policies 5.1 through 5.10 are not applicable.	Not applicable.
Policy 5.1	<p>Minimum lot size standards for single-family cluster development shall be:</p> <p>Designation Minimum Lot Size:</p> <p>Rural I 2acres</p> <p>Rural II 1acre</p> <p>Estate I 20,000 square feet</p> <p>Estate II 10,000 square feet</p> <p>Suburban 7,920 square feet</p> <p>Urban I 3,630 square feet</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 5.2	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
Policy 5.3	<p>Under the clustering provision, lot widths, building separations and setbacks, and unit bulk shall be consistent with community design and zoning policies.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 5.4	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 5.5	<p>Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 5.6	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 5.7	<p>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</p>	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	disposal area; scenic areas; protection from hazardous area; or public outdoor recreation. (Amendment to this policy will continue to require voter approval)		
Policy 5.8	The provisions for clustering units shall be utilized only within Planned Development Zones or Specific Planning Areas. (Amendment to this policy will continue to require voter approval)	Not applicable.	Not applicable.
Policy 5.9	In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development. (Amendment to this policy will continue to require voter approval)	Not applicable.	Not applicable.
Policy 5.10	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 will continue to require voter approval).	Not applicable.	Not applicable.
Goal 6: Planned Development	Large scale, multi-use projects that are designed to create distinct districts that complement the existing community and urban form.	The proposed project would be developed as a multi-family residential development and not as large-scale multi-use project. Therefore, Goal 6 and Policies 6.1 through 6.4 are not applicable.	Not applicable.
Policy 6.1	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 will continue to require voter approval)	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
Policy 6.2	<p>Planned Development zoning should be limited to projects of adequate size and unique physical characteristics to effectively implement the appropriate policies.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 6.3	<p>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; 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 	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	<p>space or community area.</p> <p>The Planned Development zoning ordinance may require further detailed information to achieve General Plan goals and objectives.</p> <p>(Amendment to this policy will continue to require voter approval)</p>		
Policy 6.4	<p>Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Areas (SPA) (see provisions for clustering).</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Goal 7: Mixed Use Overlay Zones	Districts containing a mix of uses enabling residents to live close to their jobs, shopping, entertainment, and recreation, reducing the need to use the automobile and promoting walking and healthy lifestyles.	The proposed project would be developed as a multi-family residential development and not as large-scale multi-use project. Therefore, Goal 7 and Policies 7.1 through 7.4 are not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Policy 7.3	Focus the tallest buildings and developments with the highest intensities and densities in mixed use districts in the downtown and key	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	urban activity centers that are well-served by transit, close to employment, services, utilities, and recreational facilities.		
Policy 7.4	<p>Review proposed projects in mixed use overlay districts and encourage features that:</p> <p>Promote a wide range of housing opportunities;</p> <p>Facilitate the establishment of child care homes and centers;</p> <p>Create a walking environment to encourage pedestrian activity;</p> <p>Maximize alternative transportation modes;</p> <p>Provide opportunities for residents to conduct routine errands close to their residence;</p> <p>Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project;</p> <p>Incorporate architectural elements or themes from the surrounding neighborhood;</p> <p>Provide appropriate transition between land use designations to minimize compatibility conflicts;</p> <p>Provide adequate infrastructure;</p> <p>Ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas; and,</p> <p>k) Integrate on-site or fund off-site development of neighborhood parks.</p>	Not applicable.	Not applicable.
Goal 8: Commercial Land Uses	A diversity of economically prosperous and well-designed commercial districts providing a choice of uses for Escondido’s residents and	The proposed project would be developed as a multi-family residential development and not as commercial district. Therefore, Goal 8 and Policies 8.1 through 8.11 are not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	visitors.		
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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 primarily serve the immediate needs of the area.	Not applicable.	Not applicable.
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	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	deliveries, trash service, and other potentially incompatible characteristics.		
Policy 8.7:	Support efforts to strengthen and rehabilitate existing commercial areas east of the I-15 freeway.	Not applicable.	Not applicable.
Policy 8.8:	Generally encourage 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.	Not applicable.	Not applicable.
Policy 8.9	Require, as necessary, 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 identify adverse economic impacts contributing to blight.	Not applicable.	Not applicable.
Policy 8.10	<p>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</p>	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	cuts to maintain efficient traffic operations.		
Policy 8.11	Allow drive through facilities subject to the mitigation of identified air quality, traffic safety, and visual impacts based on appropriate studies submitted to the satisfaction of the city prior to approval.	Not applicable.	Not applicable.
Goal 9: Office Land Use	A diversity of office uses enabling residents to live and work in Escondido and attain good wages.	The proposed project would be developed as a multi-family residential development and not as a diverse office use. Therefore, Goal 9 and Policies 9.1 through 9.6 are not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Policy 9.2	Encourage the development of office buildings in planned, grouped concentrations, and incorporate features that minimize impacts on adjacent sensitive uses associated with noise, property maintenance, product deliveries, trash service and other potentially incompatible characteristics.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Policy 9.5	The General Office land use designation shall accommodate administrative and professional offices, business support services, financial, insurance, and real estate services, supportive commercial uses such as restaurants, as well as	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	medical related offices, short-term convalescent and long-term care facilities, research labs, medical supply, and similar uses.		
Policy 9.6	Accommodate large scale bio-technology, 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.	Not applicable.	Not applicable.
Goal 10: Industrial Land Use	A variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.	The proposed project would be developed as a multi-family residential development and not as a diverse office use. Therefore, Goal 10 and Policies 10.1 through 10.9 are not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Policy 10.2	Encourage the development of industrial buildings 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.	Not applicable.	Not applicable.
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 out-building uses. Scale the amount of required	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	improvements to the size of the project for businesses expanding their operations.		
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 and M1 zones to the IO zone.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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. Correlate the scale and amount of required improvements with the size of the project for businesses expanding their operations.	Not applicable.	Not applicable.
Policy 10.7	Correlate the scale and amount of required improvements with the size of the project for businesses expanding their operations.	Not applicable.	Not applicable.
Policy 10.8	Maintain building intensity standards for Industrial designated properties as required by law.	Not applicable.	Not applicable.
Policy 10.9	Allow more flexible requirements affecting building architecture, landscaping, screening of outside storage, or outbuilding use depending	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	<p>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.</p>		
<p>Goal 11: Specific Plan Area Land Use</p>	<p>Large-scale, multi-use projects that create a sense of distinct identity, provide amenities, and are cohesively and comprehensively developed.</p>	<p>The proposed project would be developed as a multi-family residential development and not as a large-scale multi-use project. Therefore, Goal 11 and Policies 11.1 through 11.7 are not applicable.</p>	<p>Not applicable.</p>
<p>Policy 11.1</p>	<p>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.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>Policy 11.2</p>	<p>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>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>Policy 11.3</p>	<p>Specific Plans shall not be utilized in a wide-spread 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</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	<p>efforts involved in the Specific Planning process. (Amendment to this policy will continue to require voter approval)</p>		
Policy 11.4	<p>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 will continue to require voter approval)</p>	Not applicable.	Not applicable.
Policy 11.5	<p>Specific criteria to evaluate the suitability of a Specific Plan shall be established which shall include:</p> <ul 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 	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	<p>controlled; and</p> <p>e) The site should require flexibility in planning to deal with compatibility with different surrounding land uses and extensive public improvement requirements.</p> <p>(Amendment to this policy will continue to require voter approval)</p>		
Policy 11.6	<p>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> <p>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 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</p>	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	<p>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 will continue to require voter approval)</p>		
Policy 11.7	<p>Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Area (SPA) (see provisions for clustering).</p> <p>(Amendment to this policy will continue to require voter approval)</p>	Not applicable.	Not applicable.
Goal 12: Open Space / Park Land Use	Open space lands that provide an attractive environmental setting for Escondido and 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.	The proposed project would be developed as a multi-family residential development and not retained for an open space use. Therefore, Goal 12 and Policies 12.1 through 12.4 are not applicable.	Not applicable.
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.	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Goal 13: Public Facility Overlay	Adequate and accessible civic, utility, institutional, educational, cultural, and service uses supporting the needs of Escondido's residents and businesses.	The proposed project would be developed as a multi-family residential development and not retained for civic, utility, institutional, educational, cultural, and service uses. Therefore, Goal 13 and Policies 13.1 through 13.3 are not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	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.		
Goal 14: Tribal Area Land Use Policies	Recognition of the jurisdictional authority of local Native American Tribes.	The proposed project would be developed as a multi-family residential development and not for federally recognized reservations or Indian Villages and for which the city has no land use authority. The proposed project has complied with all Federal and state requirements related to Native American jurisdictional authority. Refer to Section 4.5, <i>Cultural Resources</i> of this Draft EIR for additional information. Therefore, Goal 14 and Policies 14.1 are not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Goal 15: Development Agreement Policies	Shared public and private commitments for large scale, multi-year, and multi-use projects to assure conformance with community development objectives.	The proposed project would be generally consistent with the goals and policies of the City General Plan related to public and private commitments for large scale, multi-year, and multi-use projects to assure conformance with community development objectives. The proposed project has not requested approval of a development agreement. Therefore, Goal 15 and Policies 15.1 through 15.4 are not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	yield/benefit determination shall be made by the City Council and shall not exceed the maximum stated in the SPA section.		
Policy 15.3	Specify, if needed, 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.	Not applicable.	Not applicable.
Policy 15.4	Regularly monitor Development Agreements to ensure compliance and to address community concerns and needs that may change over time.	Not applicable.	Not applicable.
Goal 16: Annexation	Annexation of properties for the provision of municipal services whose development shall complement and be compatible with adjoining areas without placing an undue financial burden on the city.	The proposed project is within the boundaries of the City. The proposed project would be developed as a multi-family residential development and does not require annexation of properties for the provision of municipal services whose development shall complement and be compatible with adjoining areas without placing an undue financial burden on the city. Therefore, Goal 16 and Policies 16.1 through 16.8 are not applicable.	Not applicable.
Policy 16.1	Allow property owners to annex to the city, and actively annex unincorporated lands owned by the city.	Not applicable.	Not applicable.
Policy 16.2	Promote 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.	Not applicable.	Not applicable.
Policy 16.3	Demonstrate that facilities, services, and infrastructure are adequate to serve proposed annexations in accordance with city standards, acknowledging Neighborhood Maintenance & Preservation Policy 4.4 allowing more flexible public improvement requirements in the Rural and Estate I single-family residential areas.	Not applicable.	Not applicable.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
Policy 16.4	Allow annexations if it can be demonstrated that appropriate improvements as determined by the city 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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Policy 16.7	Update the Sphere of Influence as necessary concurrent with each five-year review of the General Plan.	Not applicable.	Not applicable.
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.	Not applicable.	Not applicable.
Goal 17: General Plan Review and Amendments	A dynamic General Plan that is responsive to community values, visions, needs, economic conditions, resource availability, and state and federal legislation.	The proposed project would be generally consistent with the goals and policies of the City General Plan related to community values, visions, needs, economic conditions, resource availability, and state and federal legislation. The proposed project would not hinder or be contrary to the General Plan Goals and Policies related to its ability to track, monitor, and report the performance and the General Plan land use goals and policies; review and update the General Plan; and, growth management. The proposed project has proposed a General Plan Amendment (GPA) as	Consistent.

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Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
		<p>provided for by state laws and City policy. The Project Applicant has provided written findings related to the GPA. The proposed GPA does not require voter approval based on the City Council action related to the GPA request. The proposed project impacts, mitigation measures, and level of significance after mitigation are described in this Draft EIR.</p> <p>Therefore, the proposed project is consistent with Goal 17 and Policies 17.1 through 17.8.</p>	
Policy 17.1	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.	Not applicable.	Not applicable.
Policy 17.2	Comprehensively review and update the General Plan, as appropriate at five year intervals.	Not applicable.	Not applicable.
Policy 17.3	<p>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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>	<p>The proposed project has proposed a General Plan Amendment (GPA) as provided for by state laws and City policy. The Project Applicant has provided written findings related to the GPA. The proposed GPA does not require voter approval based on the City Council action related to the GPA request. The proposed project impacts, mitigation measures, and level of significance after mitigation are described in this Draft EIR.</p> <p>Additionally, the proposed project would not require a major extension of services or utilities to accommodate changes in land use. The project site is planned for office uses and the City's General Plan has contemplated the extension of services and utilities to the project site. The growth inducing impacts of this project were evaluated in the Draft EIR and determined to be less than significant.</p>	Consistent.
Policy 17.4	<p>Require General Plan Amendments when proposals:</p> <p>Request the development of a site for a designation or density/ intensity other than</p>	The proposed project has proposed a General Plan Amendment (GPA) as provided for by state laws and City policy.	Consistent.

Appendix L: Project Consistency with General Plan Goals and Policies

Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	<p>indicated on the Land Use Map or within the text of the General Plan;</p> <p>Do not meet or exceed adopted Quality of Life Standards;</p> <p>Request changes to, or not substantially consistent with, General Plan policies, goals or objectives; and,</p> <p>Are determined by the city to be inconsistent with policies contained in the General Plan text.</p>		
Policy 17.5	<p>Substantiate the need for General Plan Amendments with written findings submitted by the applicant that considers the following criterion:</p> <p>Identified physical, social, or city-wide economic factors or changes that have made the General Plan designation, policy statement goal, or intent 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>	Project "Finding" and "Facts in Support of Finding" will be provided to the City for review in accordance with existing City policies. These will be reviewed and approved prior to final action related to the proposed project.	Consistent.
Policy 17.6	<p>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> <p>Increase the residential density permitted by law,</p> <p>Change, alter, or increase the General Plan Residential Land Use categories, or</p> <p>Change any residential to commercial or industrial designation on any property</p>	Not applicable.	Not applicable.

Appendix L: Project Consistency with General Plan Goals and Policies

Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
	<p>designated as: 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.</p> <p>(Amendment to this policy will continue to require voter approval)</p>		
Policy 17.7	<p>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>	Not applicable.	Not applicable.
Policy 17.8	<p>Require California Environmental Quality Act (CEQA) review for development that exceeds the 2035 forecasted General Plan development capacity as defined in Figure II-5.</p>	<p>Environmental documentation for the proposed project has been prepared in accordance with the California Environmental Quality Act (CEQA); the State CEQA Guidelines (State Guidelines); and, City policies related to CEQA and the State Guidelines has been prepared. The Initial Study prepared for the proposed project indicates that it will consist of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas.</p> <p>The Initial Study stated that construction activities associated with the proposed project could indirectly influence population growth. The proposed project related construction jobs (i.e. grading, and building of new structures) are considered short-term in nature. The positions would likely be filled by workers who reside in the general project area, and were not presumed to contribute to a permanent increase in population. Existing local area residents would likely fill many of these future employment opportunities.</p> <p>The Initial Study stated that the additional 137 homes would directly influence population growth. Based on 3.12 persons per household (City) the proposed project would add approximately 427 persons to the City's existing population. This would be a less than 0.003% increase in population and a less than significant increase.</p> <p>The Initial Study determined that the proposed project would not substantially induce population growth beyond what has been forecasted for the City or the region. The additional 137 homes would directly increase the</p>	Consistent.

Appendix L: Project Consistency with General Plan Goals and Policies

Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
		number of housing units. The 137 homes would be less than 0.003% increase in housing units in the City and a less than significant increase. The proposed project would not indirectly through extension of roads or other infrastructure induce substantial population growth in the area. Developed roads and real estate development, including infrastructure, surround the project site. The Initial Study determined that the proposed project would not cause the City to exceed the 2035 forecasted City General Plan capacity. Therefore, the proposed project is consistent with this policy.	
Goal 18: Environmental Review	Environmental quality regulations that mitigate for impacts associated with development to preserve and protect Escondido's unique environment.	The proposed project would be generally consistent with the goals and policies of the City General Plan related to environmental review. The proposed project would not hinder or be contrary to the General Plan Goals and Policies related to environmental quality regulations that mitigate for impacts associated with development to preserve and protect Escondido's unique environment. This EIR will be prepared and evaluated in accordance CEQA and City policies adopted to implement CEQA. Therefore, the proposed project is consistent with Goal 18 and Policies 18.1 through 18.4.	Consistent.
Policy 18.1	Maintain Environmental Quality Regulations in accordance with city, state, and federal requirements.	Not applicable.	Not applicable.
Policy 18.2	Require environmental review and mitigation of impacts, if necessary, consistent with city, state, and federal requirements for development projects the Planning Area.	The proposed project would be development in accordance with all applicable City plans and standards.	Consistent.
Policy 18.3	Periodically review and update environmental thresholds and special sensitive areas as more specific and recent information becomes available.	Not applicable.	Not applicable.
Policy 18.4	Require all development to conform to the General Plan, Facilities Plans, Areas Plans, and Quality of Life Standards.	The proposed project would be development in accordance with all applicable City plans and standards.	Consistent.

Source: City of Escondido General Plan and Vista Community Planners, Inc. (Vista)

Note: This table indicates that policies are "not applicable". Explanation has been provided above, except where applicability does not require

Appendix L: Project Consistency with General Plan Goals and Policies

Goal/Policy #	Goal/Policy Text	Project Consistency Analysis	Consistency
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clarification.