

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:**
- D. **MINUTES:** [September 27, 2022](#)

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting. The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same protocol regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so during the designated time for "Oral Communications." All persons addressing the Planning Commission are asked to state their names for the public record. If you wish to submit a written comment online please do so at <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who would need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>

**The Planning Division is the coordinating division for the Planning Commission.
For information, call 760-839-4671.**

E. WRITTEN COMMUNICATIONS:

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

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:

Please try to limit your testimony to three minutes.

H. CURRENT BUSINESS:

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. **PL22-0139 – Bear Valley Precise Development Plan**

REQUEST: A request for a Precise Development Plan for architecture, plotting, and landscape design for an approved Master Development Plan (“661 Bear Valley Parkway”).

PROPERTY SIZE AND LOCATION: 40.63 acres located on the east side of Bear Valley Parkway between Sunset Drive and Choya Canyon Road, addressed as 661 Bear Valley Parkway (Assessor’s Parcel Numbers 237-131-01-00 and 237-131-02-00)

ENVIRONMENTAL STATUS: Environmental Impact Report Previously Certified

APPLICANT: Trumark Companies

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: N/A

2. **PL22-0540 – Pacific Avenue Street Vacation**

REQUEST: A request to vacate a portion of a public street identified as Pacific Avenue

PROPERTY SIZE AND LOCATION: 9,438 square feet (0.22 acres) located west of Vine Street, at the terminus of W. 5th Avenue, between 445 and 501 Vine Street (Assessor’s Parcel Numbers 232-301-18-00 and 232-260-02-00)

ENVIRONMENTAL STATUS: Categorically exempt pursuant to CEQA Guidelines section 15305 (Minor Alterations in Land Use Limitations)

APPLICANT: Mr. Mo Curcic

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: November 16, 2022

3. PL 22-0503 – General Plan Annual Progress Report

REQUEST: Review and receive the General Plan Annual Progress Report for the 2021 calendar year

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA

APPLICANT: Development Services Department

STAFF RECOMMENDATION: Receive and file

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: N/A

I. FUTURE AGENDA ITEMS:

J. ORAL COMMUNICATIONS:

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

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

K. PLANNING COMMISSIONERS

L. CITY PLANNER’S REPORT

M. ADJOURNMENT

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

September 27, 2022

The meeting of the Escondido Planning Commission was called to order at 7 p.m. by Vice-Chair Paul, in the City Council Chambers, 201 North Broadway, Escondido, California.

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

Commissioners absent: Katharine Barba, Chair; Dao Doan, Commissioner.

Staff present: Adam Finestone, City Planner; Dare Delano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Ivan Flores, Associate Planner; Jessica Engel, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler and seconded by Commissioner Barber, to approve the Action Minutes of the September 13, 2022, Planning Commission meeting. Motion carried (5-0). Ayes: Paul, Barber, Mecaro, Speer and Weiler. Absent: Barba and Doan.

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS:

- 1. PL22-0115 and PL22-0484 / Dutch Bros. Coffee**

REQUEST: A request for a Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, for a drive-through coffee facility. The proposal includes the demolition of an existing 3,815 square foot vacant restaurant building, and the construction of a 950 square foot drive-through building and on-site improvements including, but not limited to, dual drive-through lanes, landscaping, off-street parking, trash enclosures, and other associated site improvements. The Administrative Adjustment is required for a minor reduction in required parking.

PROPERTY SIZE AND LOCATION: 0.68 acre parcel located on the west side of North Centre City Parkway, south of West Washington Avenue, addressed as 507 W. Washington Avenue (assessor's Parcel Number 229-271-26-00).

ENVIRONMENTAL STATUS: Categorically Exempt pursuant to CEQA Guidelines sections 15303 (New Construction of Conversion of Small Structures) and 15332 (In-Fill Development Projects).

APPLICANT: Armet, Davis, Newlove, and Associates; Kimberly Raden

STAFF RECOMMENDATION: Approval

PROJECTED COUNCIL HEARING DATE: N/A

COMMISSION DISCUSSION:

Commissioners discussed the project including parking, number of employees, and landscaping requirements.

PUBLIC COMMENTS: Stephen Shaw provided comments on behalf of the project applicant.

COMMISSION ACTION:

Moved by Commissioner Barber and seconded by Commissioner Weiler, to approve PL22-0115 and PL22-0484. Motion carries (5-0). Ayes: Barber, Mecaro, Paul, Speer and Weiler.
Absent: Barba and Doan

CURRENT BUSINESS: None.

ORAL COMMUNICATION: None.

PLANNING COMMISSIONERS: None.

CITY PLANNER'S REPORT:

City Planner Adam Finestone updated the Commissioners that the regularly scheduled meeting of October 11, 2022 would be cancelled. The next Planning Commission meeting is scheduled to take place on October 25, 2022.

ADJOURNMENT:

Vice-Chair Paul adjourned the meeting at 7:12 p.m.

Adam Finestone, Secretary to the
Escondido Planning Commission

Jessica Engel, Minutes Clerk

DRAFT



PLANNING COMMISSION

Agenda Item No.: H.1
Date: October 25, 2022

PROJECT NUMBER / NAME: PL22-0139 / Bear Valley Precise Development Plan

REQUEST: A request for a Precise Development Plan for architecture, plotting, and landscape design for an approved Master Development Plan ("661 Bear Valley Parkway").

LOCATION: 661 Bear Valley Parkway

APPLICANT: Trumark Companies

APN / APNS: 237-131-01-00 and 237-131-02-00

PRIMARY REPRESENTATIVE:
Paul Faye

GENERAL PLAN / ZONING: Estate II (E2) /
Planned Development Residential (PD-R)

DISCRETIONARY ACTIONS REQUESTED: Precise Development Plan

PREVIOUS ACTIONS: On August 15, 2018, the City Council approved a series of actions related to the development of the Bear Valley Master Plan.

PROJECT PLANNER: Ivan Flores, Associate Planner

CEQA RECOMMENDATION: Environmental Impact Report Previously Certified

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2022-10

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

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

A. BACKGROUND:

Historically, the property has been used for exploratory mining activities in the late 19th and/or early 20th century. On August 15, 2018, the City Council approved Planning Case Nos. SUB15-0002, PHG15-0004, and ENV 15-0001, which consisted of a Rezone, Master Development Plan, Tentative Subdivision Map, Grading Exemption, Specific Alignment Plan, and Development Agreement for 55 single-family residential lots, eight open space lots, a private street lot, and an emergency access road lot, on a 40.63-acre property (“Project”). The action also included approval and certification of an Environmental Impact Report prepared for the project.

B. SUMMARY OF REQUEST

Trumark Homes (“Applicant”) is requesting approval of a Precise Development Plan for the plotting, architecture, and landscaping associated with the Project. The applicant is proposing four plans with three distinct architectural designs: Adobe Ranch, Spanish Colonial, and Santa Barbara. All four plans include the three architectural designs except for Plan 2 which only includes the Adobe Ranch design. The four plans are all spread out throughout the site, and the proposed landscaping is consistent with the conceptual landscape plan approved under the Master Plan.

In accordance with Escondido Municipal Code Section 33-410, the Planning Commission shall approve, conditionally approve, or deny the proposed Precise Development Plan by resolution, after a determination of consistency with the Master Development Plan.

C. SUPPLEMENTAL DETAILS OF REQUEST:

1. Property Size:	40.63 acres	
2. Number of Units:	55 single family lots	
3. Lot Coverage / Floor Area Ratio:	<u>Required by Master Plan:</u> 45% / 0.5 maximum; may exceed with approval of Director	<u>Provided:</u> 12% - 39% / .13 - .38
4. Building Height:	One-story residences: 24' (maximum) Two-story residences: 35' (maximum)	One-story residences: 20' (maximum) Two-story residences: 27' (maximum)
5. Motor Vehicle Parking:	2 off-street parking spaces per unit	2 and 3 off-street parking spaces within garage
6. Setbacks		
a) Front Yard	15' minimum to habitable area or side-facing garage	As shown on the Precise Plan (see Plotting Plan)

	20' minimum to front-facing garage	
b) Rear Yard	20' minimum to house (top of slope setbacks shall be per the approved Fire Protection Plan)	As shown on the Precise Plan (see Plotting Plan)
c) Side Yard	Interior Lots: 5' minimum each side Corner Lots: 5' minimum interior side; 10' minimum street side	As shown on the Precise Plan (see Plotting Plan)

D. PROJECT ANALYSIS:

General Design Guidelines from Master Plan

Building Material

The Master Plan encourages the use of design elements and building materials commonly associated with California Ranch Style Homes. The primary wall surface material may include wood, brick, tile, glass block, river rock, stone, plaster, and/or stucco; additionally, the Master Plan encourages the use of additional materials to offset the use of plaster or stucco as the main surface material.

As stated above, the Project incorporates various styles of California Ranch consisting of Adobe Ranch, Spanish Colonial, and Santa Barbara. The primary wall surface material for all three plans is stucco; however, the applicant is off-setting the material with the use of decorative tile for the Santa Barbara plan, brick for the Spanish Colonial, and stone for the Adobe Ranch. The Staff Design Review Board has worked with the applicant on two redesigns to ensure the use of stucco is off-set as required by the Master Plan.

Color

The color palettes shall reflect and blend with the natural setting. The color scheme for the three styles range from brown/beige hues and to lighter earth tones such as a white and gray. The proposed color scheme for the community would be consistent with that approved in the Master Plan.

Architectural Elements

The Master Plan requires the incorporation of one or more window design elements:

- Deeply recessed windows

- Paned windows
- Decorate window ledges
- Window lintels
- Accent and varied-shape windows
- Window boxes and planters with architecturally evident supports
- Exterior wood trim surrounds
- Accent colors on shutters or other elements
- Arched elements

Additionally, front building facades shall incorporate a minimum of four varieties of design elements:

- At least one of the window design elements listed above (required)
- Varied roof planes
- Exposed roof beams or rafter tails
- Dormers
- Deeply recessed doors
- Paned doors
- Door lintels
- Covered Balconies
- Arched Elements
- Variations in colors of accent materials

As noted above, the applicant has worked with the staff Design Review Board to ensure consistency with the Master Plan. The plans propose various components of the required architectural elements detailed above. The applicant makes use of varying rooflines, exposed rafters, pop-outs and recessed sections, covered balconies, and the use of varying materials to add visual interest the different plans.

Landscaping and Open Space

The proposed landscaping is consistent with the conceptual landscape plan associated with the Master Plan. The applicant is proposing a mix of 6'-0" slump block, wood/vinyl fencing, trail fence, and a 6'-0" fire deflection wall which is a combination of 2'-0" slump block with 4'-0" bird-safe glass. Landscaping consists of California Live Oak, Western Redbud, Desert Museum Palo Verde, and Crape Myrtle trees, and a variety of shrubs and groundcover. The proposed landscaping consists of native plants which have been selected for their drought tolerance and their adaptability to the local climate. The location and size of the open space lots is consistent with approved Master Plan. The Precise Plan identifies the location of the park area (Lot "E"), which includes amenities such as the tot-lot and Bocce Ball court, as required by the Master Plan.

Plotting

The Master Plan outlines the mix of one- and two-story units; additionally, it provides the required setbacks as identified in the table above. This request includes approval of a Plotting Plan

identifying the setbacks and location of the various plans. The Master Plan does not require the precise location of the buildings as long as the buildings conform to setback, lot coverage, building height, and limitation on one- and two-story units. The Master Plan does not allow for more than 85% of residential lots to be constructed with two-story units and a minimum of 15% of one-story units.

The Precise Plan proposes a mix of 30% of one-story units and 70% two-story units. As shown on the plotting plan, the buildings would conform to the required building setbacks as identified in the Master Plan. Plan 1 of the 4 plans is the only one-story product type in the development, and is located at prominent corners to keep the scale of the neighborhood consistent with surrounding development. The plotting plan would be consistent with the requirements of the Master Plan relative to development standards.

E. ENVIRONMENTAL STATUS:

The Project's environmental review was adopted by the City Council on August 15, 2018. An Environmental Impact Report ("EIR") was prepared and certified in accordance with California Environmental Quality Act (CEQA). The EIR is on file with the State Clearinghouse, #2016111060. The Precise Development Plan is consistent with the determinations made in the EIR.

F. PUBLIC INPUT:

The Precise Development Plan is not subject to public notification, as it is intended to implement the approved Master Development Plan. Public notification was provided, and input sought, during the entitlement process for the Master Development Plan.

G. CONCLUSION AND RECOMMENDATION:

Staff has found that the proposed Project is consistent with the guiding principles identified in the Master Plan. The proposed Project is designed in conformance with the applicable development standards, and design guidelines of the Master Plan.

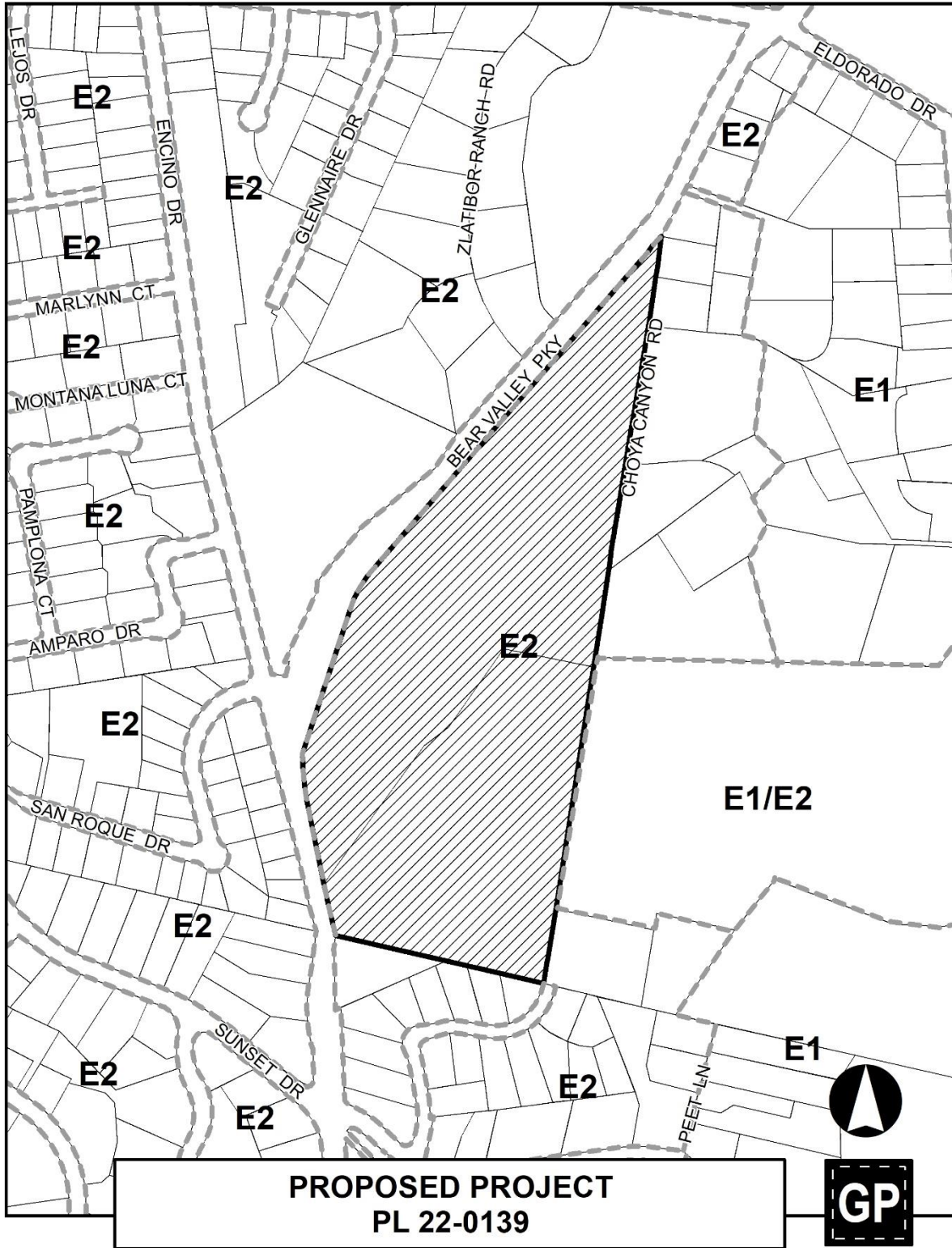
Staff recommends that the Planning Commission adopt Resolution No. 2022-10, approving the Precise Development Plan as described in this staff report. The draft Planning Commission resolution No. 2022-10, including Exhibits A, B, C, and D thereto, is included as Attachment 3 to this staff report.

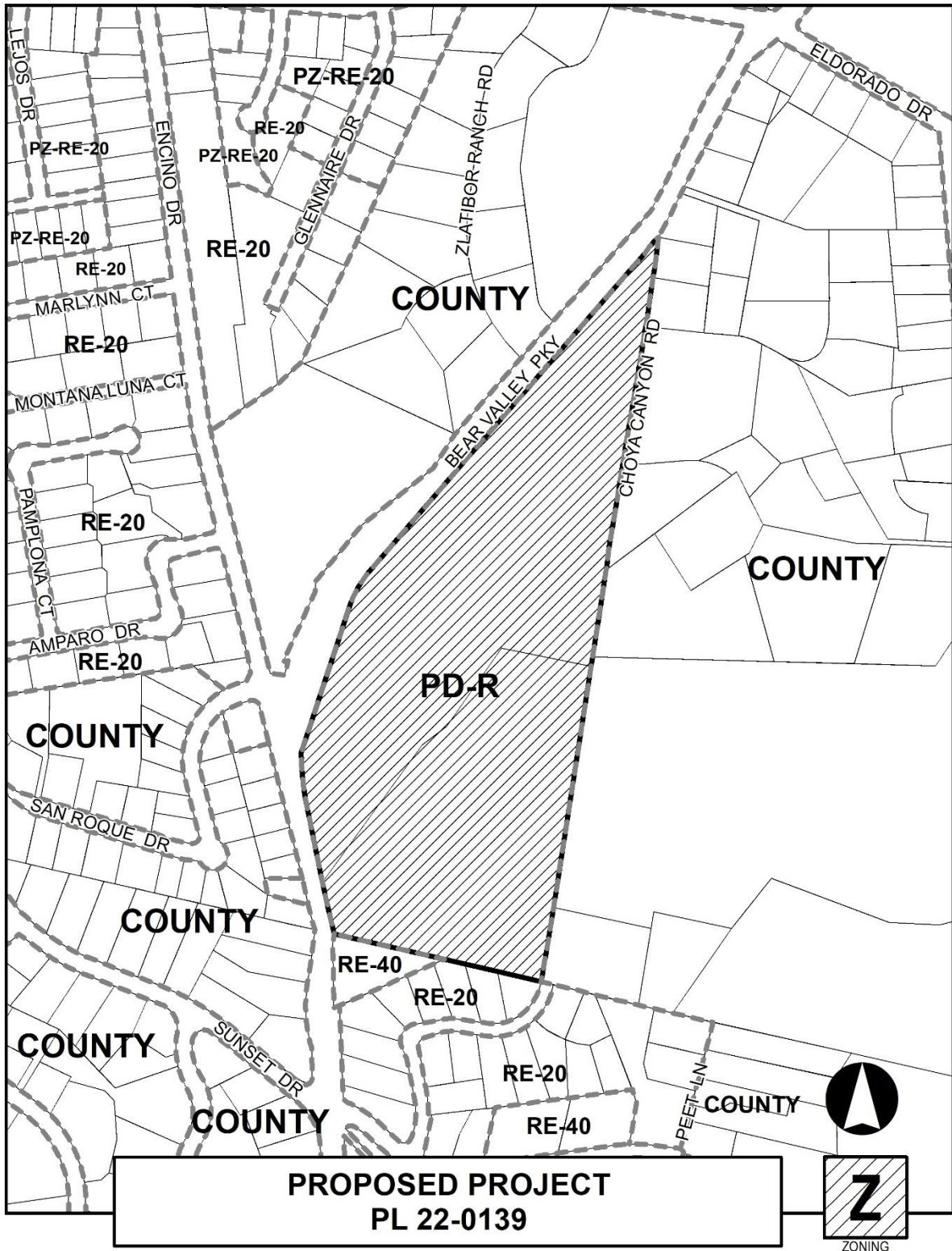
ATTACHMENTS:

1. Attachment 1 - Location and General Plan Map
2. Attachment 2 - Project Plans
3. Attachment 3 - Draft Resolution No. 2022-10 with Exhibits, A, B, C, and D

Attachment 1
Location Map, General Plan, and Zoning Map







Attachment 2
Project Plans



© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and plant locations.

"A" - ADOBERANCH



© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and plant locations.

"B" - SPANISH COLONIAL



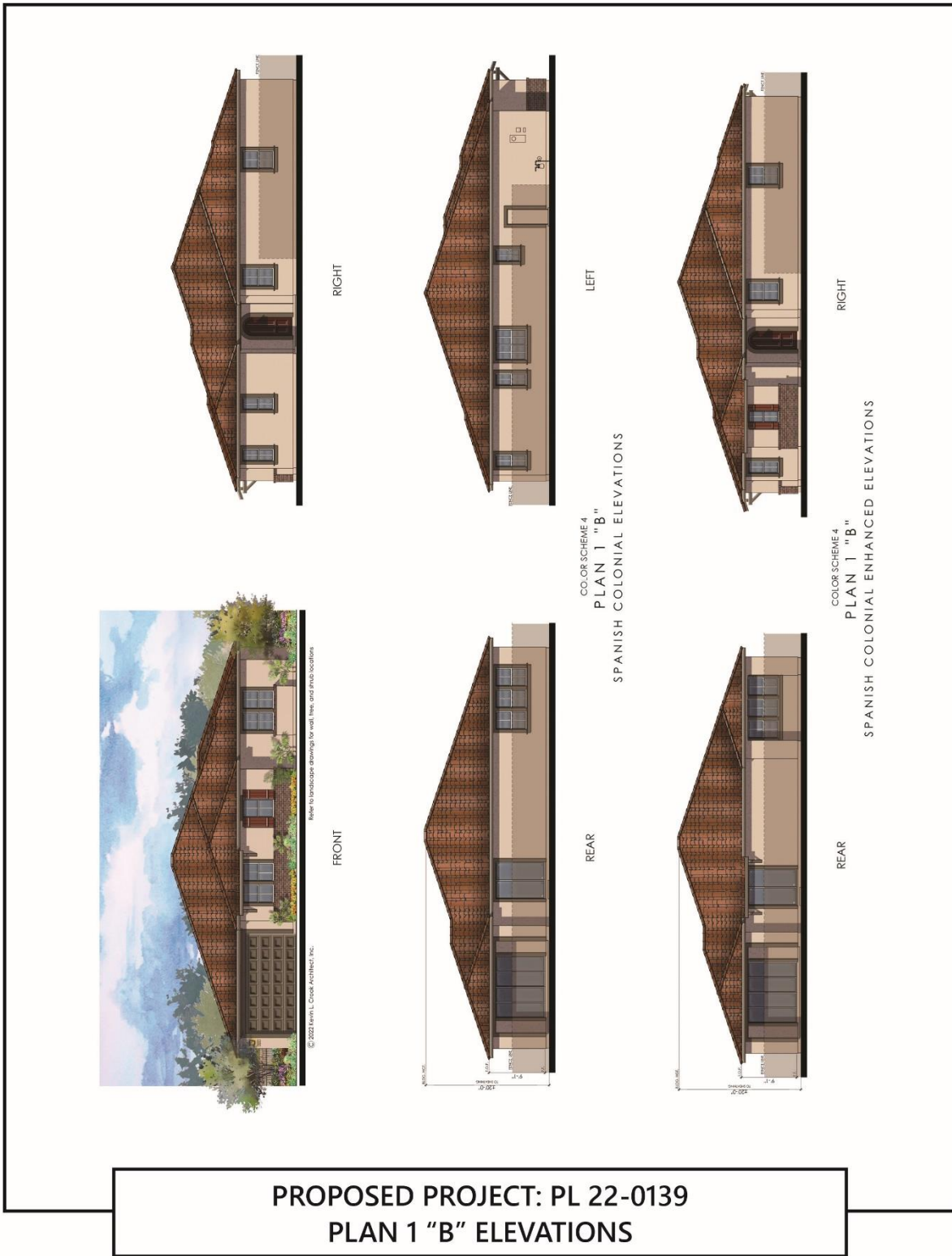
© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and plant locations.

"C" - SANTA BARBARA

PLAN 1
FRONT ELEVATIONS

PROPOSED PROJECT: PL 22-0139
PLAN 1 FRONT ELEVATIONS











© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and shrub locations

"A" - ADOBE RANCH



© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and shrub locations

"B" - SPANISH COLONIAL



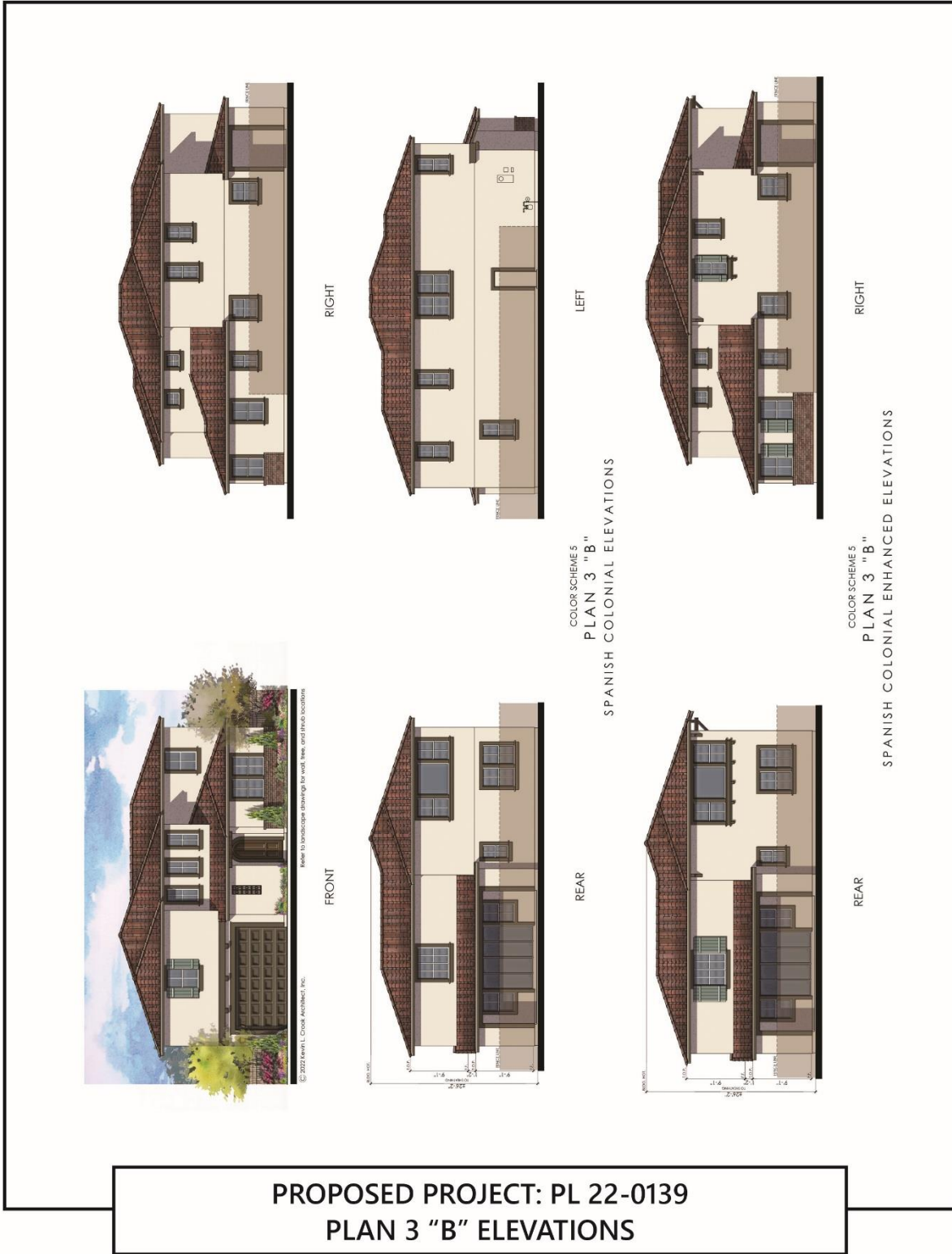
© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and shrub locations

"C" - SANTA BARBARA

PLAN 3
FRONT ELEVATIONS

PROPOSED PROJECT: PL 22-0139
PLAN 3 FRONT ELEVATIONS







© 2022 Kervin L. Cook, Architect, Inc.
 Refer to architectural drawings for wall, trim, and panel locations.

FRONT



REAR



COLOR SCHEMER
 PLAN 3 "C"
 SANTA BARBARA ELEVATIONS

RIGHT



LEFT



RIGHT



RIGHT



COLOR SCHEMER
 PLAN 3 "C"
 SANTA BARBARA ENHANCED ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
 PLAN 3 "C" ELEVATIONS**



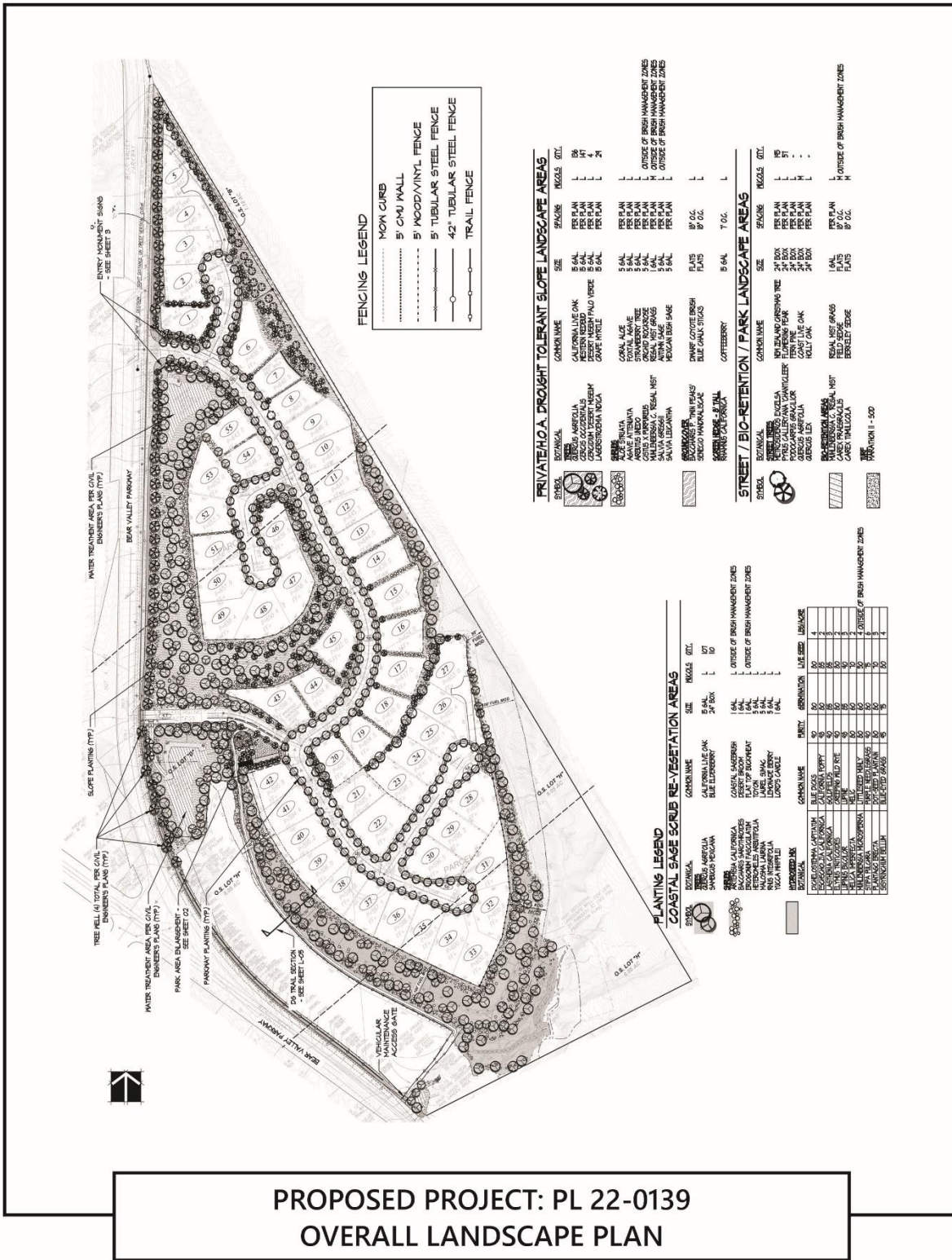
PLAN 4
FRONT ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
PLAN 4 FRONT ELEVATIONS**

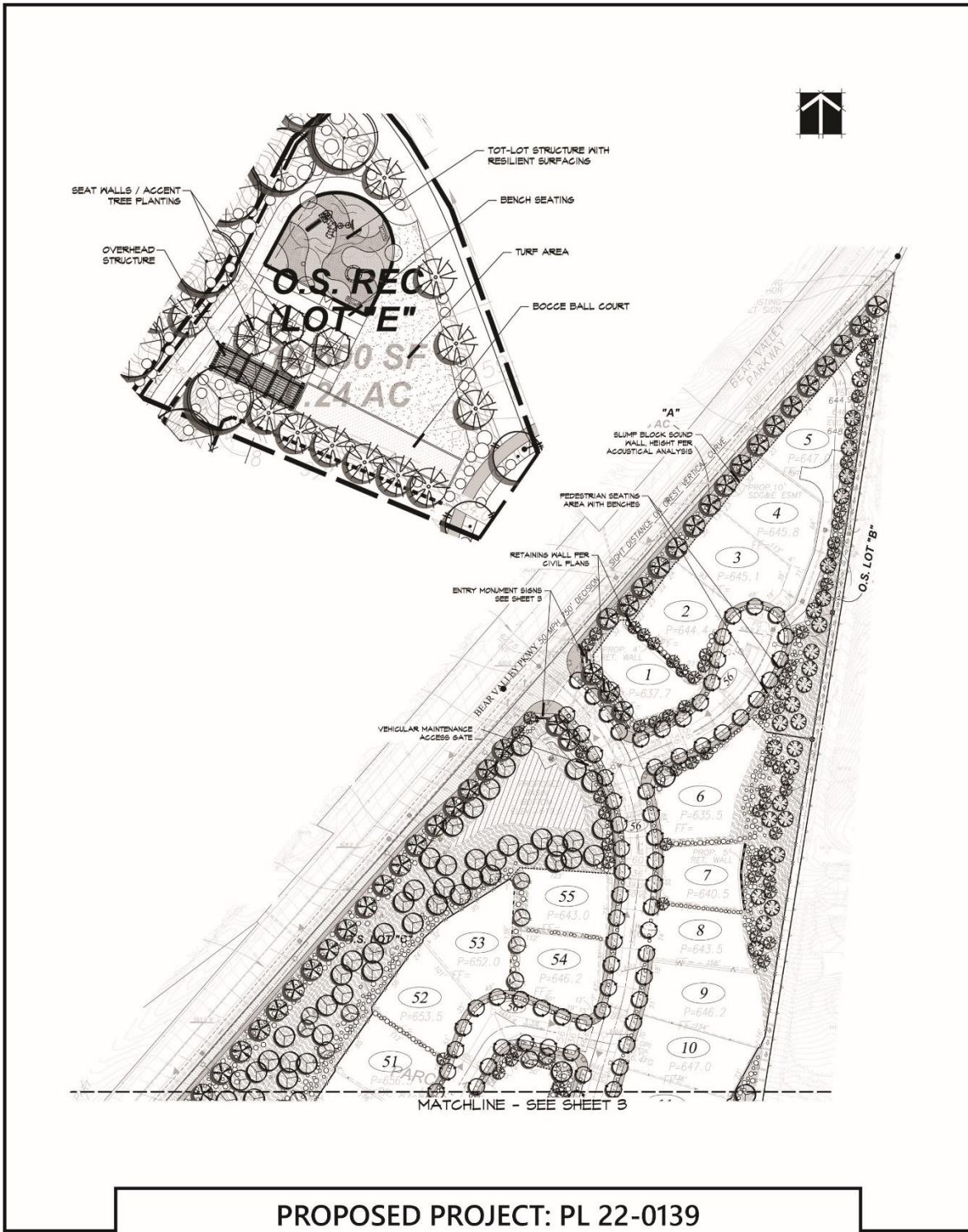


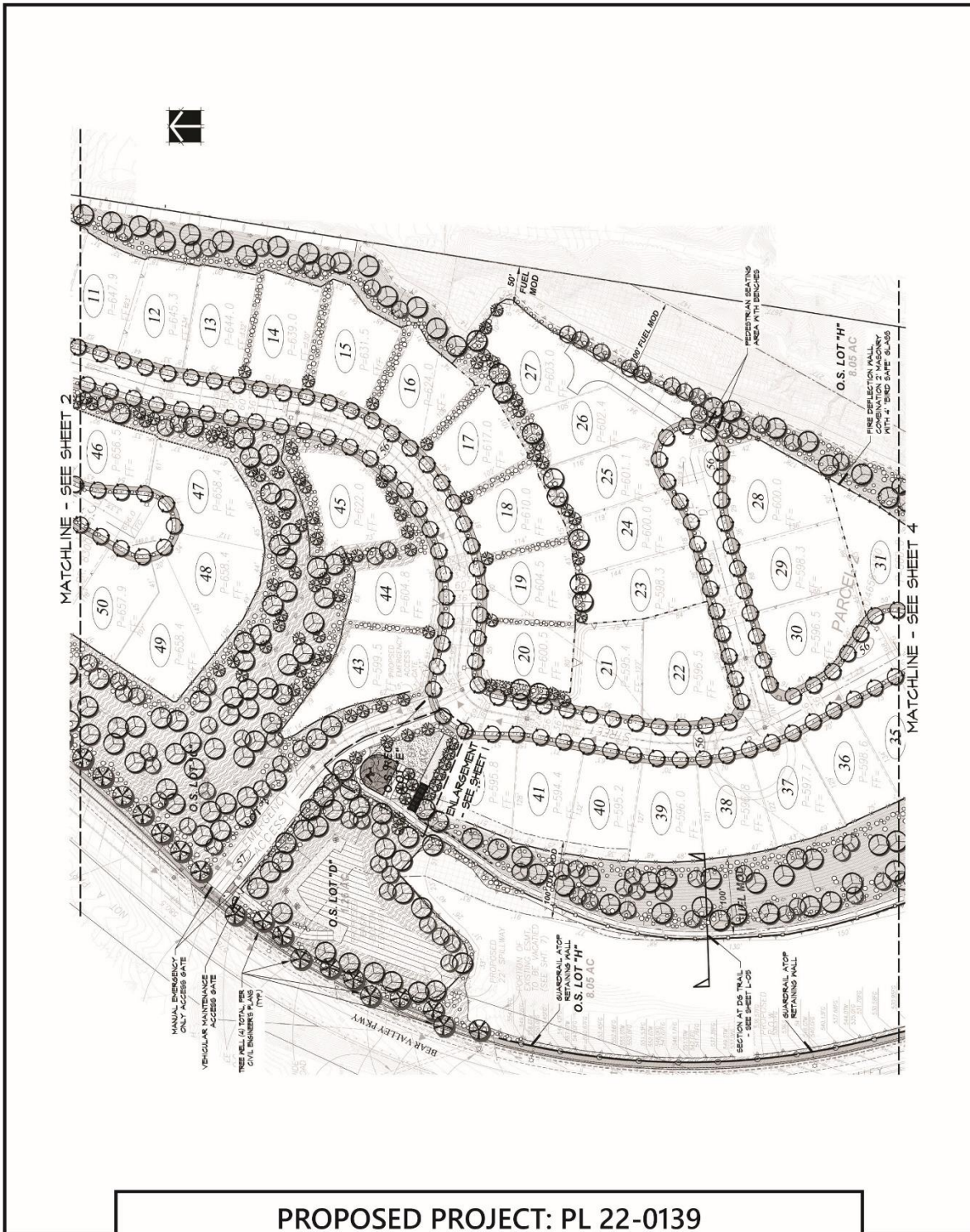




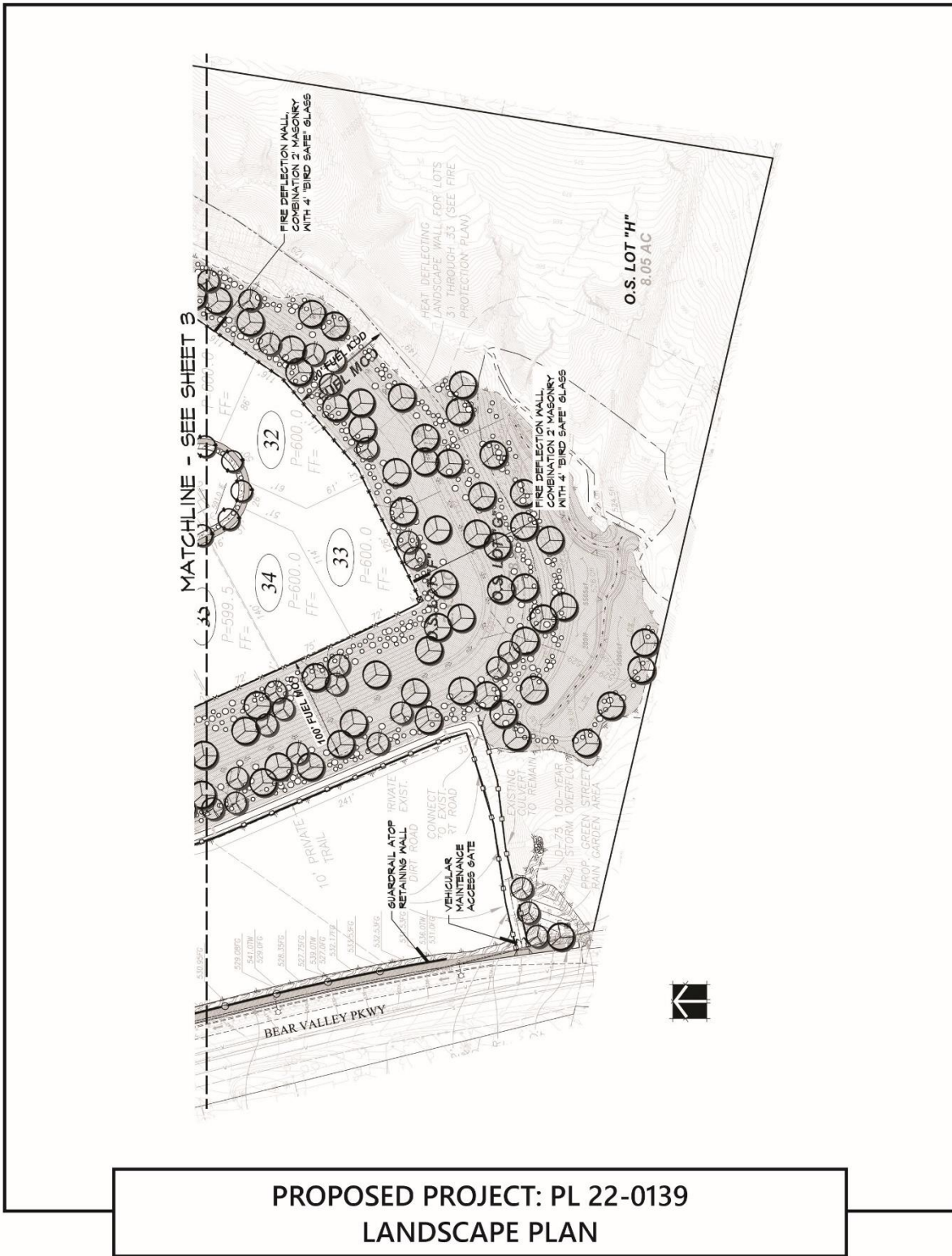


**PROPOSED PROJECT: PL 22-0139
 OVERALL LANDSCAPE PLAN**

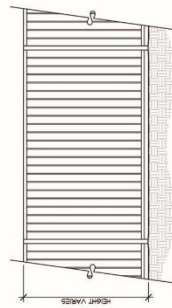




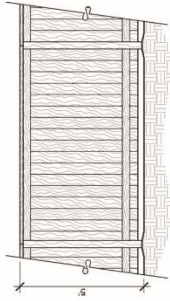
PROPOSED PROJECT: PL 22-0139
LANDSCAPE PLAN



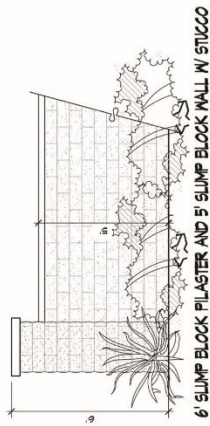
**PROPOSED PROJECT: PL 22-0139
LANDSCAPE PLAN**



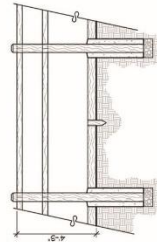
TUBULAR STEEL FENCE



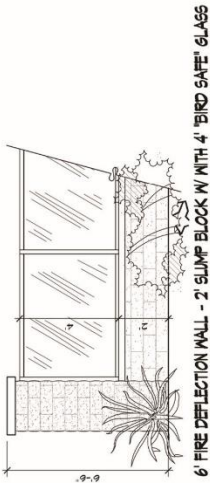
5'-0" WOOD/VINYL FENCE



6' SLUMP BLOCK PILASTER AND 5' SLUMP BLOCK WALL W/ STUCCO



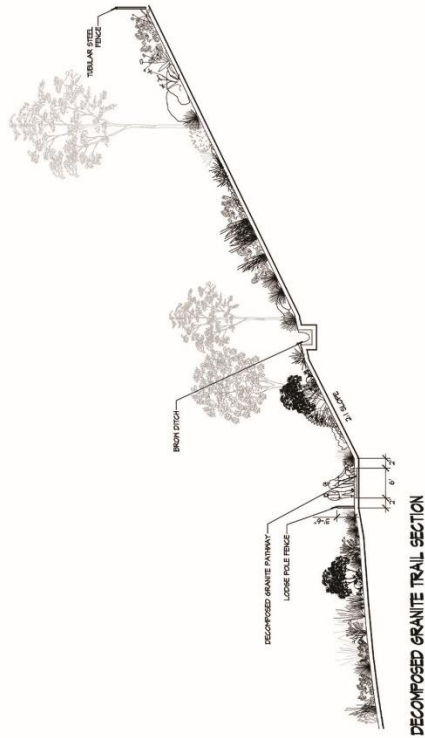
TRAIL FENCE



6' FIRE DEFLECTION WALL - 2' SLUMP BLOCK W/ WITH 4' BIRD SAFE GLASS



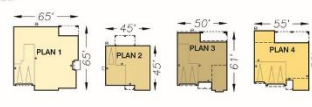
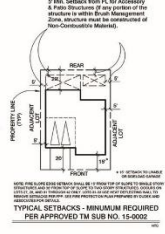
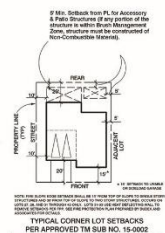
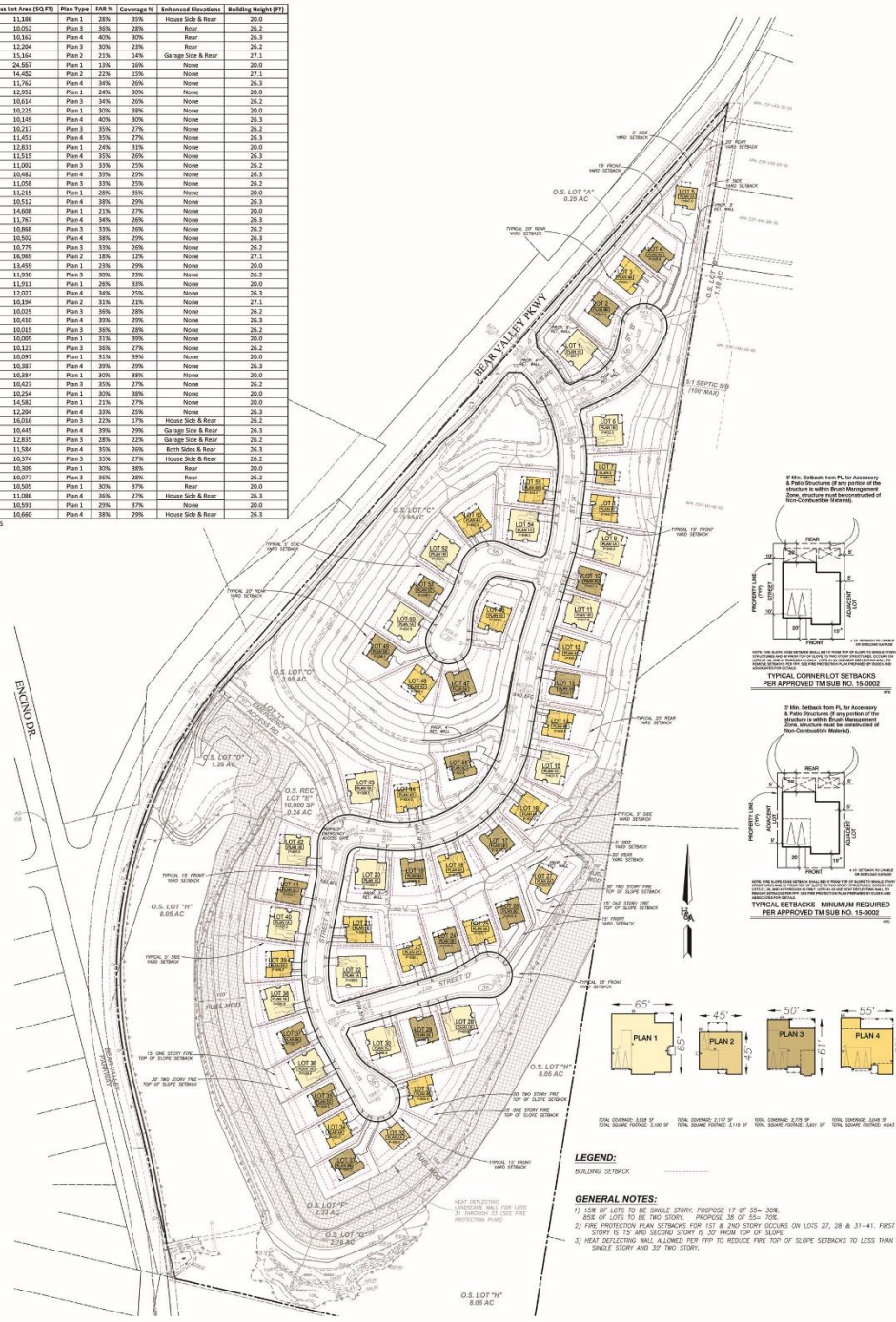
SONORA HILLS
BEAR VALLEY ENTRY MONUMENT



**PROPOSED PROJECT: PL 22-0139
 LANDSCAPE PLAN DETAILS**

Lot Number	Gross Lot Area (SQ FT)	Plan Type	FAR %	Coverage %	Enhanced Elevations	Building Height (FT)
1	11,186	Plan 1	28%	28%	House Side & Rear	26.3
2	10,052	Plan 3	30%	28%	Rear	26.3
3	10,162	Plan 4	40%	29%	Rear	26.3
4**	12,296	Plan 3	30%	23%	Rear	26.3
5**	10,164	Plan 2	23%	14%	Garage Side & Rear	27.1
6	26,507	Plan 1	13%	10%	None	20.0
7	14,482	Plan 2	22%	15%	None	27.1
8	11,762	Plan 4	30%	26%	None	26.3
9	12,922	Plan 1	24%	30%	None	20.0
10	10,614	Plan 3	34%	29%	None	26.3
11	10,225	Plan 1	30%	30%	None	20.0
12	10,149	Plan 4	40%	30%	None	26.3
13	10,212	Plan 3	33%	27%	None	26.3
14	11,451	Plan 4	33%	27%	None	26.3
15	12,831	Plan 1	24%	31%	None	20.0
16	11,515	Plan 4	33%	26%	None	26.3
17	11,002	Plan 3	33%	25%	None	26.3
18	10,482	Plan 4	30%	29%	None	26.3
19	11,058	Plan 3	33%	25%	None	26.3
20	11,215	Plan 1	28%	35%	None	20.0
21	10,512	Plan 4	38%	29%	None	26.3
22	14,608	Plan 1	21%	27%	None	20.0
23	11,762	Plan 4	30%	26%	None	26.3
24	10,868	Plan 3	33%	26%	None	26.3
25	10,522	Plan 4	38%	29%	None	26.3
26**	10,778	Plan 3	33%	26%	None	26.3
27**	14,969	Plan 2	18%	12%	None	27.1
28	11,459	Plan 1	27%	29%	None	20.0
29	11,930	Plan 3	30%	23%	None	26.3
30	11,911	Plan 1	28%	33%	None	20.0
31	11,027	Plan 4	34%	29%	None	26.3
32	10,194	Plan 2	31%	21%	None	27.1
33**	10,025	Plan 3	30%	28%	None	26.3
34	10,410	Plan 4	39%	29%	None	26.3
35	10,015	Plan 3	30%	28%	None	26.3
36	10,005	Plan 1	31%	30%	None	26.3
37	10,123	Plan 3	30%	27%	None	26.3
38	10,097	Plan 1	31%	30%	None	26.3
39	10,887	Plan 4	39%	29%	None	26.3
40	10,384	Plan 1	30%	30%	None	20.0
41	10,423	Plan 3	30%	29%	None	26.3
42	10,254	Plan 1	30%	30%	None	20.0
43	11,563	Plan 1	23%	17%	None	20.0
44	12,204	Plan 4	33%	25%	None	26.3
45	10,016	Plan 3	22%	17%	House Side & Rear	26.3
46	10,445	Plan 4	39%	29%	Garage Side & Rear	26.3
47	11,835	Plan 3	28%	22%	Garage Side & Rear	26.3
48	11,584	Plan 4	30%	26%	Both Sides & Rear	26.3
49**	10,314	Plan 3	30%	27%	House Side & Rear	26.3
50	10,309	Plan 1	30%	30%	Rear	20.0
51	10,077	Plan 3	30%	30%	Rear	26.3
52	10,505	Plan 1	30%	37%	Rear	20.0
53	11,086	Plan 4	36%	27%	House Side & Rear	26.3
54	10,301	Plan 1	27%	17%	None	20.0
55	10,660	Plan 4	38%	29%	House Side & Rear	26.3

**NONWELL LOTS



LEGEND:
 BUILDING SETBACK: _____

GENERAL NOTES:
 1) USE OF LOTS TO BE SINGLE STORY PROPOSED 17 OF 55- ZONE
 USE OF LOTS TO BE TWO STORY PROPOSED 36 OF 55- ZONE
 2) FIRE PROTECTION WALL SETBACKS FOR 1ST & 2ND STORY OCCURS ON LOTS 27, 28 & 31-41. FIRST STORY IS 12' AND SECOND STORY IS 30' FROM TOP OF SLOPE.
 3) REAR SELECTING WALL ALIGNED TOP OF SLOPE TO REDUCE FIRE TOP OF SLOPE SETBACKS TO LESS THAN 15' SINGLE STORY AND 30' TWO STORY.

**PROPOSED PROJECT: PL 22-0139
 PLOTTING PLAN**

Planning Commission
Hearing Date: October 25, 2022
Effective Date: November 05, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-10

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A PRECISE DEVELOPMENT PLAN FOR
661 BEAR VALLEY PARKWAY

APPLICANT: PAUL FAYE (TRUMARK HOMES)

CASE NO: PL22-0139

WHEREAS, Trumark Homes, (“Applicant”), filed a land use development application, Planning Case No. PL22-0139 (“Application”), constituting a request for a Precise Development Plan to allow for the construction 55 single family residential units (“Project”) on a 40.63 gross acre site located at 661 Bear Valley Parkway (APN 237-131-01-00), in the Planned Development Residential (PD-R) Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, single family residential uses are permitted uses or conditionally permitted uses within the Planned Development Residential (PD-R) Zone, subject to the approval of a Precise Development Plan Permit, in accordance with Section 33-410 of the Escondido Zoning Code; and

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

WHEREAS, on October 25, 2022, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated October 25, 2022, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

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

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

1. The above recitations are true and correct.
2. A Final EIR was certified by the City Council on August 15, 2018
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby approved by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and

all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates

portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 25th day of October, 2022, by the following vote, to wit:

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

KATHARINE BARBA, Chair
Escondido Planning Commission

ATTEST:

ADAM FINESTONE, Secretary of the
Escondido Planning Commission

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

Jessica Engle, Minutes Clerk
Escondido Planning Commission

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

Exhibit A

Legal Description

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 1: (APN 237-131-01-00)

LOTS 2, 3 AND 4 IN BLOCK 257 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 648, FILED ON NOVEMBER 20, 1890, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE UNNAMED STREET BOUNDED ON THE WEST BY SAID LOTS 2 AND 3 AND ON THE EAST BY SAID LOT 4 IN SAID BLOCK 257, VACATED AND ABANDONED TO PUBLIC USE MAY 29, 1939, BY THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, A COPY OF SAID VACATION RECORDED JUNE 05, 1939 IN BOOK 901, PAGE 449 OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 2 AND 3, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 3 DISTANT THEREON SOUTH 14°15' EAST 853.5 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 3, RUNNING THENCE NORTH 75°45' EAST 163.0 FEET; THENCE NORTH 3°32' EAST 247.6 FEET; THENCE NORTH 37°41' EAST 277.3 FEET; THENCE NORTH 52°07' EAST 293 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 2 WHICH IS DISTANT THEREON SOUTH 40°05' WEST 1157 FEET FROM THE ANGLE POINT IN SAID SOUTHEASTERLY LINE LYING IMMEDIATELY WEST OF THE MOST NORTHERLY CORNER OF LOT 4 IN SAID BLOCK 257.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 3 AND 4 AND OF THE SAID VACATED STREET LYING BETWEEN SAID LOTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 8°39' EAST ALONG THE EASTERLY LINE OF SAID LOT 4, 1120 FEET; THENCE NORTH 79°37' WEST 352.9 FEET; THENCE SOUTH 34°05' WEST 331.7 FEET; THENCE SOUTH 50°49' WEST 104.3 FEET; THENCE SOUTH 34°58' WEST 592.1 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE SOUTH 14°15' EAST ALONG THE SOUTHWESTERLY LINE OF LOT 3 AND ALONG THE SOUTHWESTERLY LINE OF THE VACATED UNNAMED STREET ABOVE REFERRED TO, 184.2 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

PARCEL 2: (APN 237-131-02-00)

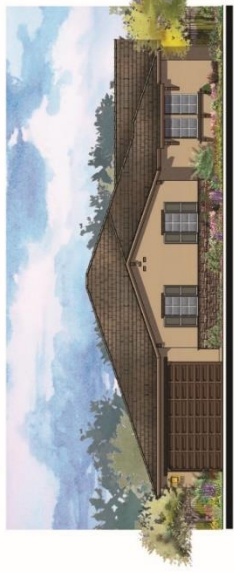
THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 257 OF RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 648, FILED ON NOVEMBER 20, 1890, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND OF THE UNNAMED STREET LYING BETWEEN SAID LOTS 3 AND 4, VACATED AND ABANDONED TO PUBLIC USE MAY 29, 1939, BY THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY A COPY OF SAID VACATION RECORDED JUNE 05, 1939 IN BOOK 901, PAGE 449 OFFICIAL RECORDS. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 8°39' EAST ALONG THE EASTERLY LINE OF SAID LOT 4 , 1120 FEET; THENCE NORTH 79°37' WEST 352.9 FEET; THENCE SOUTH 34°52' WEST, 331.7 FEET; THENCE SOUTH 50°49' WEST 104.3 FEET; THENCE SOUTH 34°58' WEST, 591.1 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE SOUTH 14°15' EAST

ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 AND ALONG THE SOUTHWESTERLY LINE OF THE VACATED UNNAMED STREET ABOVE REFERRED TO, 184.2 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4 TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS GRANTED TO THE COUNTY OF SAN DIEGO BY DOCUMENT RECORDED OCTOBER 29, 1969 AS DOCUMENT NUMBER 198728 OF OFFICIAL RECORDS.

Exhibit B Project Plans



© 2022 Kevin L. Cook Architect, Inc. Refer to landscape drawings for wall, trim, and finish locations.

"A" - ADOBE RANCH



© 2022 Kevin L. Cook Architect, Inc. Refer to landscape drawings for wall, trim, and finish locations.

"B" - SPANISH COLONIAL



© 2022 Kevin L. Cook Architect, Inc. Refer to landscape drawings for wall, trim, and finish locations.

"C" - SANTA BARBARA

PLAN 1 FRONT ELEVATIONS

PROPOSED PROJECT: PL 22-0139
PLAN 1 FRONT ELEVATIONS

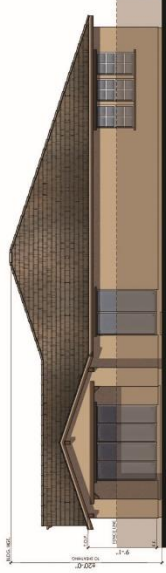


Refer to landscape drawings for wall, tree, and shrub locations.
© 2023 Kevin L. Clark Architect, Inc.

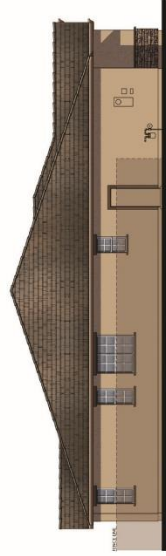
FRONT



RIGHT

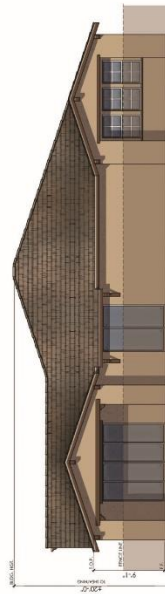


REAR



LEFT

COLOR SCHEME 1
PLAN 1 "A"
ADOBE RANCH ELEVATIONS



REAR



RIGHT

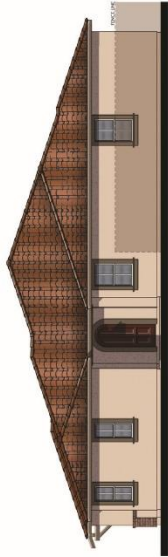
COLOR SCHEME 1
PLAN 1 "A"
ADOBE RANCH ENHANCED ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
PLAN 1 "A" ELEVATIONS**

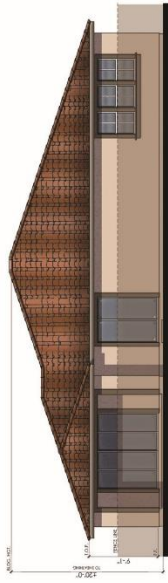


Refer to house drawings for wall, trim, and roof locations
© 2022 Ferrell, C. Cook Architects, Inc.

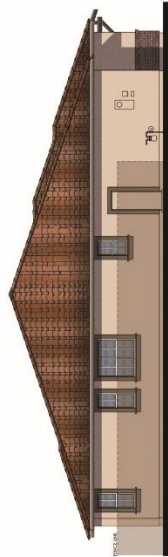
FRONT



RIGHT

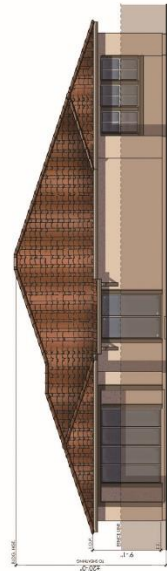


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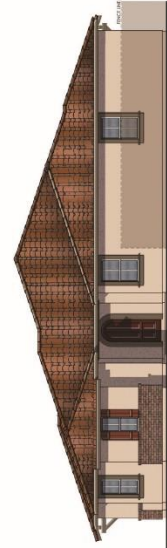


LEFT

COLOR SCHEME 4
PLAN 1 "B"
SPANISH COLONIAL ELEVATIONS



REAR



RIGHT

COLOR SCHEME 4
PLAN 1 "B"
SPANISH COLONIAL ENHANCED ELEVATIONS

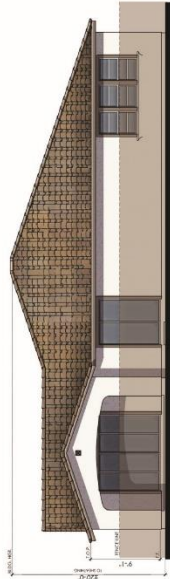
**PROPOSED PROJECT: PL 22-0139
PLAN 1 "B" ELEVATIONS**



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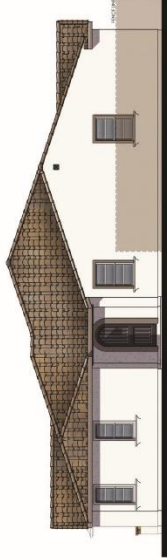
Refer to landscape drawings for wall, tree, and plant locations.

FRONT

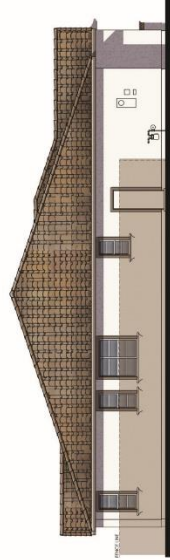


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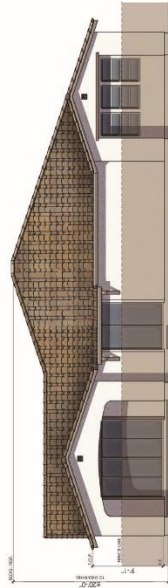
COLOR SCHEME 7
PLAN 1 "C"
SANTA BARBARA ELEVATIONS



RIGHT

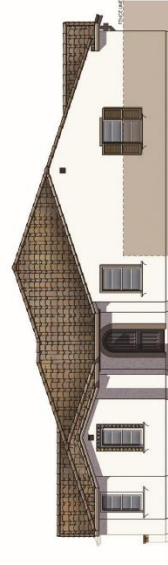


LEFT



REAR

COLOR SCHEME 7
PLAN 1 "C"
SANTA BARBARA ENHANCED ELEVATIONS



RIGHT

**PROPOSED PROJECT: PL 22-0139
PLAN 1 "C" ELEVATIONS**



Refer to landscape drawings for wall, tree, and plant locations.

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FRONT



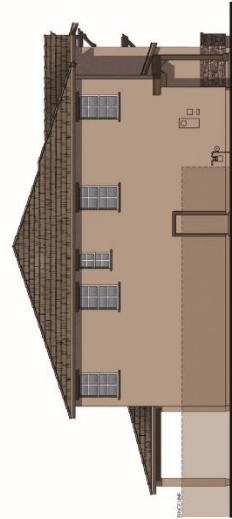
REAR



REAR

COLOR SCHEME 3
PLAN 2 "A"
ADOBE RANCH ELEVATIONS

RIGHT



LEFT



LEFT

COLOR SCHEME 3
PLAN 2 "A"
ADOBE RANCH ENHANCED ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
PLAN 2 "A" ELEVATIONS**

**PROPOSED PROJECT: PL 22-0139
PLAN 3 FRONT ELEVATIONS**



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Refer to landscape drawings for wall, tree, and shrub locations

"A" - ADOBERANCH



© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and shrub locations

"B" - SPANISH COLONIAL



© 2022 Kevin L. Cook Architect, Inc.
Refer to landscape drawings for wall, tree, and shrub locations

"C" - SANTA BARBARA

**PLAN 3
FRONT ELEVATIONS**



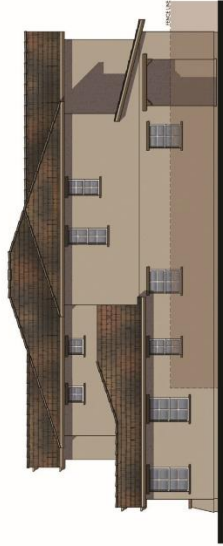
FRONT



REAR



REAR



RIGHT



LEFT



RIGHT

COLOR SCHEME 2
PLAN 3 "A"
ADOBE RANCH ELEVATIONS

COLOR SCHEME 2
PLAN 3 "A"
ADOBE RANCH ENHANCED ELEVATIONS

PROPOSED PROJECT: PL 22-0139
PLAN 3 "A" ELEVATIONS



Refer to landscape drawings for wall, tree, and shrub locations.
© 2022 Kernell L. Cook, Architect, Inc.

FRONT



REAR



REAR

**PROPOSED PROJECT: PL 22-0139
PLAN 3 "B" ELEVATIONS**

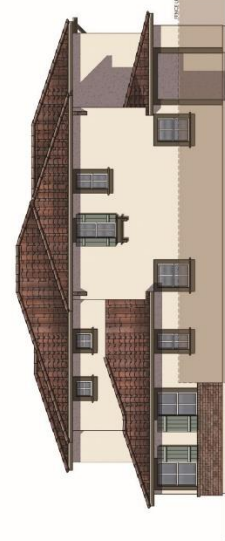


RIGHT



LEFT

COLOR SCHEME 5
PLAN 3 "B"
SPANISH COLONIAL ELEVATIONS



RIGHT

COLOR SCHEME 5
PLAN 3 "B"
SPANISH COLONIAL ENHANCED ELEVATIONS



© 2022 Kevin L. Cross, Architect, Inc. Refer to architectural drawings for wall, floor, and window locations.

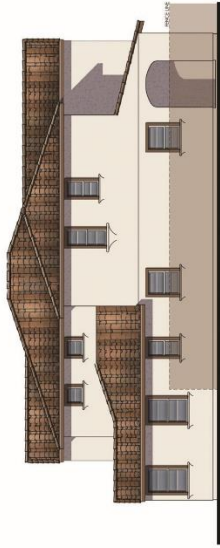
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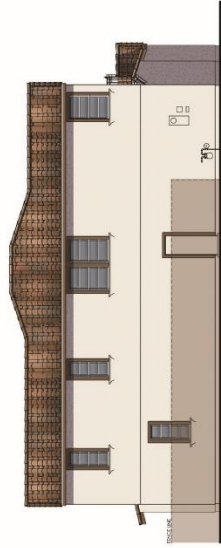
REAR



REAR



RIGHT



LEFT



RIGHT

COLOR SCHEMES
PLAN 3 "C"
SANTA BARBARA ELEVATIONS

COLOR SCHEMES
PLAN 3 "C"
SANTA BARBARA ENHANCED ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
PLAN 3 "C" ELEVATIONS**



PLAN 4
FRONT ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
PLAN 4 FRONT ELEVATIONS**



Refer to landscape drawings for wall, tree, and shrub locations
 © 2022 Kevin L. Cook Architect, Inc.

FRONT

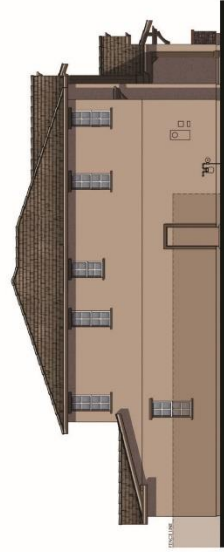


REAR



REAR

RIGHT



LEFT



RIGHT

COLOR SCHEME 3
 PLAN 4 "A"
 ADOBE RANCH ELEVATIONS

COLOR SCHEME 3
 PLAN 4 "A"
 ADOBE RANCH ENHANCED ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
 PLAN 4 "A" ELEVATIONS**



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 Refer to subordinate drawings for wall, floor, and slab sections.

FRONT



REAR

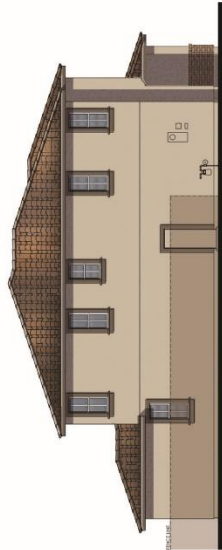


REAR

COLOR SCHEME 6
 PLAN 4 "B"
 SPANISH COLONIAL ELEVATIONS



RIGHT



LEFT



RIGHT

COLOR SCHEME 6
 PLAN 4 "B"
 SPANISH COLONIAL ENHANCED ELEVATIONS

**PROPOSED PROJECT: PL 22-0139
 PLAN 4 "B" ELEVATIONS**



Refer to perspective drawings for wall, trim, and finish locations
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FRONT



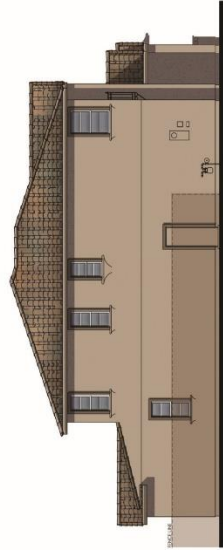
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REAR

**PROPOSED PROJECT: PL 22-0139
 PLAN 4 "C" ELEVATIONS**

RIGHT



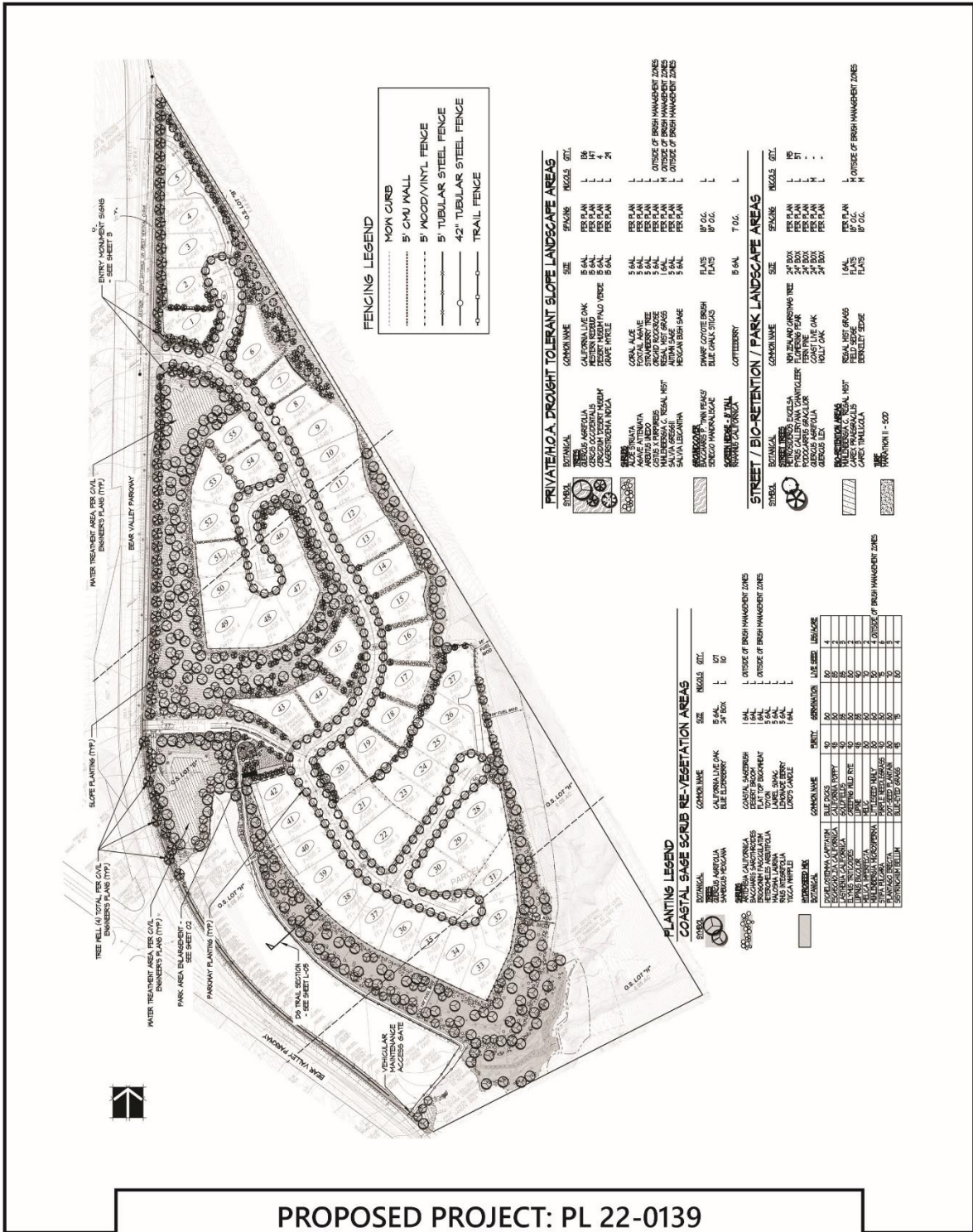
LEFT



RIGHT

COLOR SCHEME 9
 PLAN 4 "C"
 SANTA BARBARA ELEVATIONS

COLOR SCHEME 9
 PLAN 4 "C"
 SANTA BARBARA ENHANCED ELEVATIONS



FENCING LEGEND

- MOK CURB
- 5' CHU MALL
- 5' WOOD/VINYL FENCE
- 5' TUBULAR STEEL FENCE
- 42" TUBULAR STEEL FENCE
- TRAIL FENCE

PRIVATE/H.O. PROUGHT TOLERANT SLOPE LANDSCAPE AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	REGALS	CTL
	CALCEOLARIA	CALCEOLARIA	5 GAL	PER PLAN	L	L
	DESSERT NIGHTSHADE	DESSERT NIGHTSHADE	5 GAL	PER PLAN	L	L
	GRAPE HYACINTH	GRAPE HYACINTH	5 GAL	PER PLAN	L	L
	CORAL ALOE	CORAL ALOE	5 GAL	PER PLAN	L	L
	FOOTHILL MANNEQUIN	FOOTHILL MANNEQUIN	5 GAL	PER PLAN	L	L
	ORANGE ROCKROSE	ORANGE ROCKROSE	5 GAL	PER PLAN	L	L
	YELLOW ROCKROSE	YELLOW ROCKROSE	5 GAL	PER PLAN	L	L
	YELLOW SAGE	YELLOW SAGE	5 GAL	PER PLAN	L	L
	MEXICAN FISH SCALE	MEXICAN FISH SCALE	5 GAL	PER PLAN	L	L
	DWARF GROUND SQUIRREL	DWARF GROUND SQUIRREL	PLANT	SP. O.C.	L	L
	BLUE CHALK STICKS	BLUE CHALK STICKS	PLANT	SP. O.C.	L	L
	COFFEEBERRY	COFFEEBERRY	5 GAL	7 O.C.	L	L

STREET / BIO-RETENTION / PARK LANDSCAPE AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	REGALS	CTL
	NO-ENGLAND CORDGRASS TREE	NO-ENGLAND CORDGRASS TREE	24 BOX	PER PLAN	L	L
	FLOWERING PEAR	FLOWERING PEAR	24 BOX	PER PLAN	L	L
	COAST LIVE OAK	COAST LIVE OAK	24 BOX	PER PLAN	L	L
	HOLLY OAK	HOLLY OAK	24 BOX	PER PLAN	L	L
	REDWOOD	REDWOOD	1 GAL	PER PLAN	L	L
	RED OAK	RED OAK	PLANT	SP. O.C.	L	L
	FIELD SIDE	FIELD SIDE	PLANT	SP. O.C.	L	L
	BENET SIDE	BENET SIDE	PLANT	SP. O.C.	L	L

PLANTING LEGEND

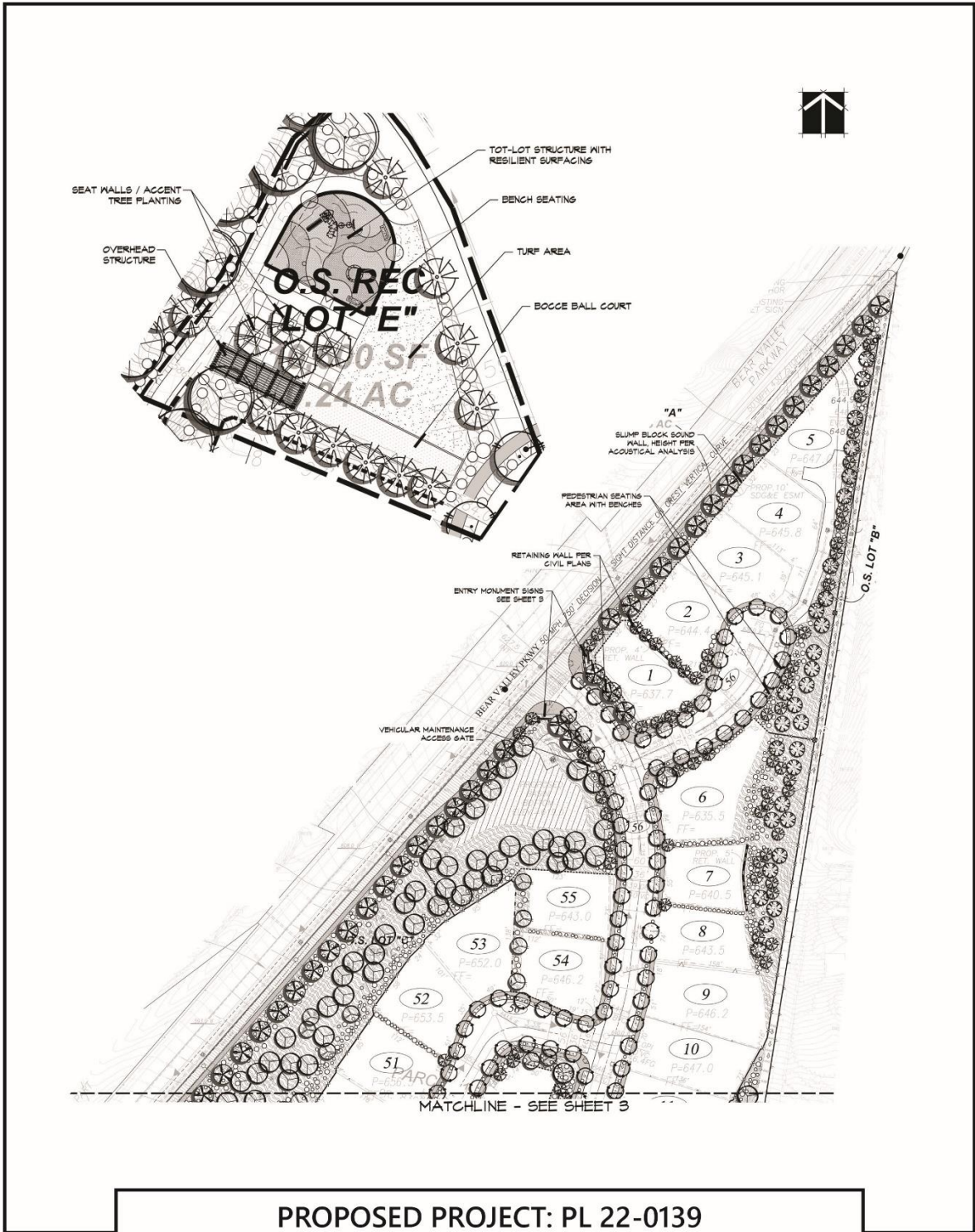
COASTAL SAGE SCRUB RE-VEGETATION AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	REGALS	CTL
	COASTAL SAGEBRUSH	COASTAL SAGEBRUSH	5 GAL	PER PLAN	L	L
	FLAT TOP BUCKWHEAT	FLAT TOP BUCKWHEAT	5 GAL	PER PLAN	L	L
	LAUREL SHRUB	LAUREL SHRUB	5 GAL	PER PLAN	L	L
	WOOD SYCAMORE	WOOD SYCAMORE	5 GAL	PER PLAN	L	L

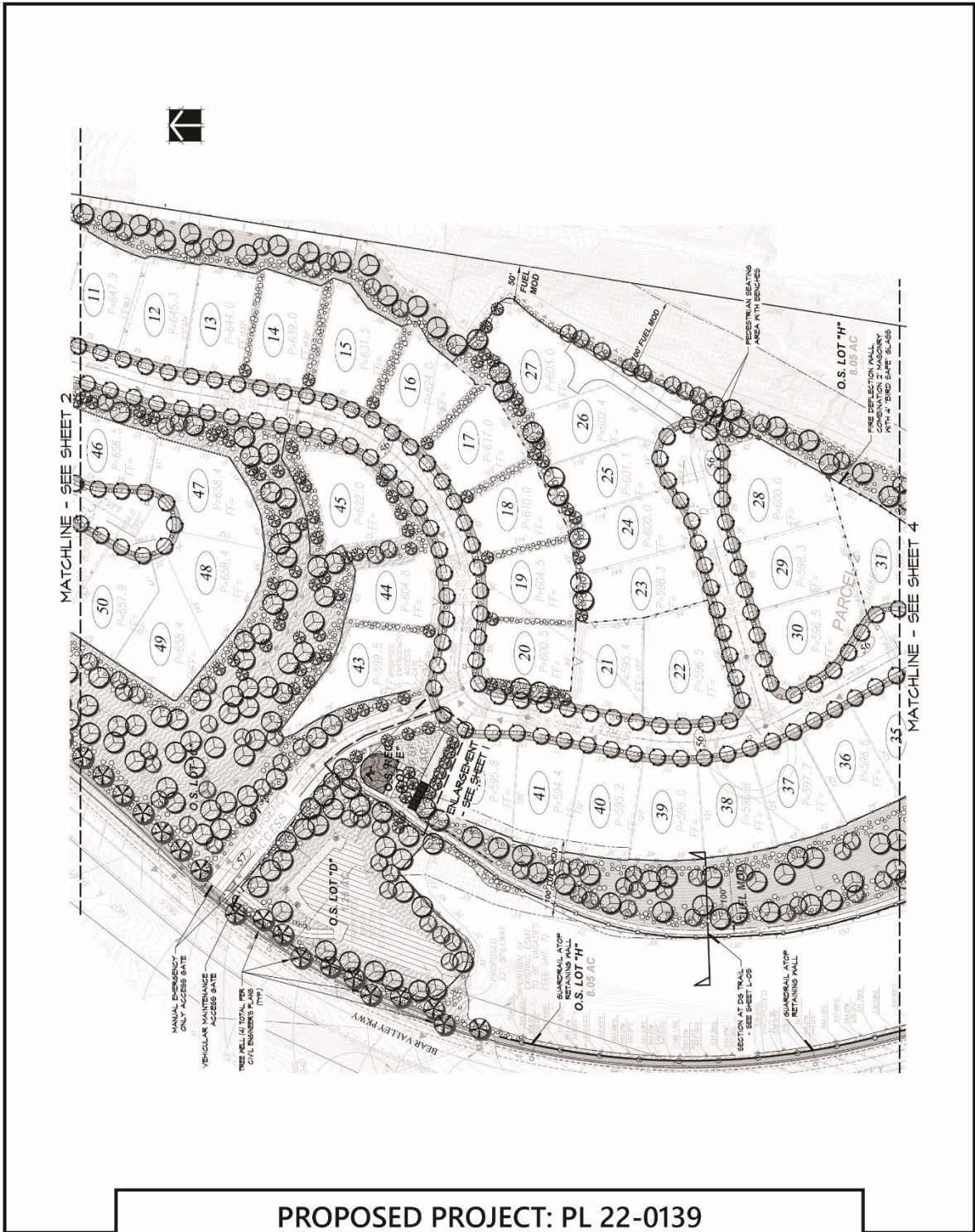
FLORIDA SAGE SCRUB RE-VEGETATION AREAS

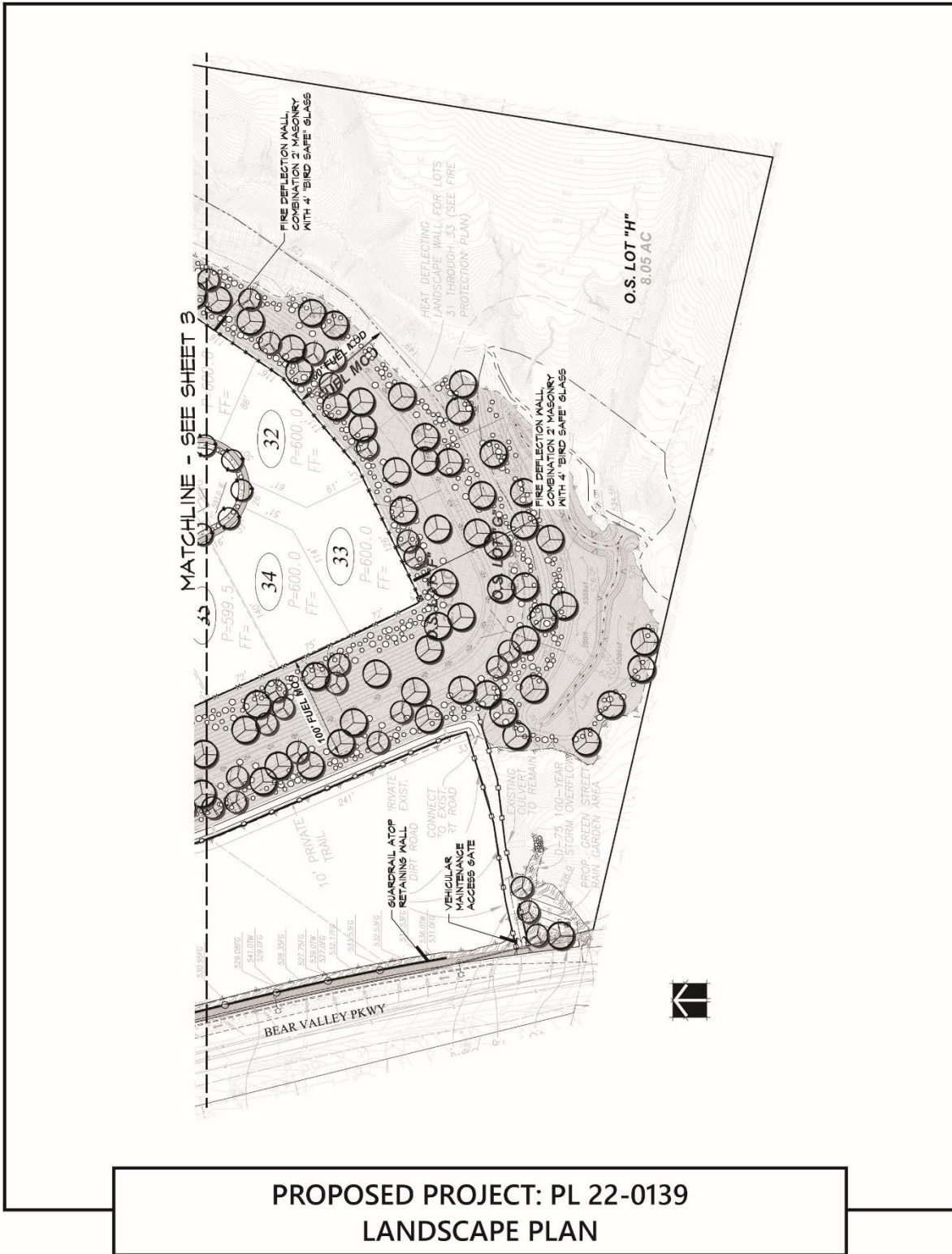
SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	REGALS	CTL
	FLORIDA SAGEBRUSH	FLORIDA SAGEBRUSH	5 GAL	PER PLAN	L	L
	FLORIDA YUCCA	FLORIDA YUCCA	5 GAL	PER PLAN	L	L
	FLORIDA SANDCHERRY	FLORIDA SANDCHERRY	5 GAL	PER PLAN	L	L
	FLORIDA SANDCHERRY	FLORIDA SANDCHERRY	5 GAL	PER PLAN	L	L

**PROPOSED PROJECT: PL 22-0139
OVERALL LANDSCAPE PLAN**

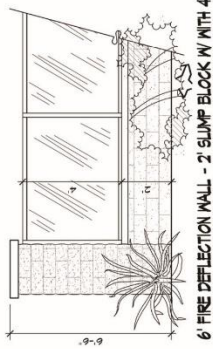


**PROPOSED PROJECT: PL 22-0139
 LANDSCAPE PLAN AND PARK AREA ENLARGEMENT**

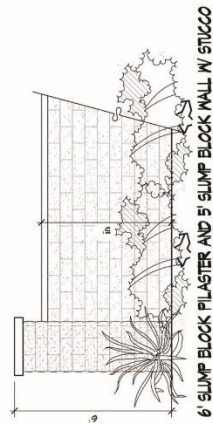




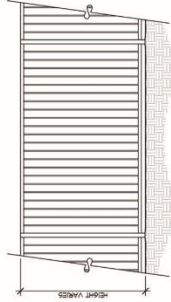
PROPOSED PROJECT: PL 22-0139
LANDSCAPE PLAN



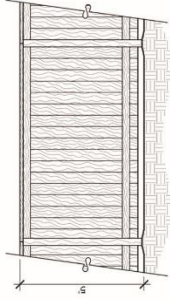
6' FIRE DEFLECTION WALL - 2' SLUMP BLOCK W/ WITH 4" BIRD SAFE" GLASS



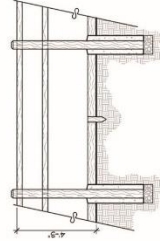
6' SLUMP BLOCK PILASTER AND 5' SLUMP BLOCK WALL W/ STUCCO



TUBULAR STEEL FENCE



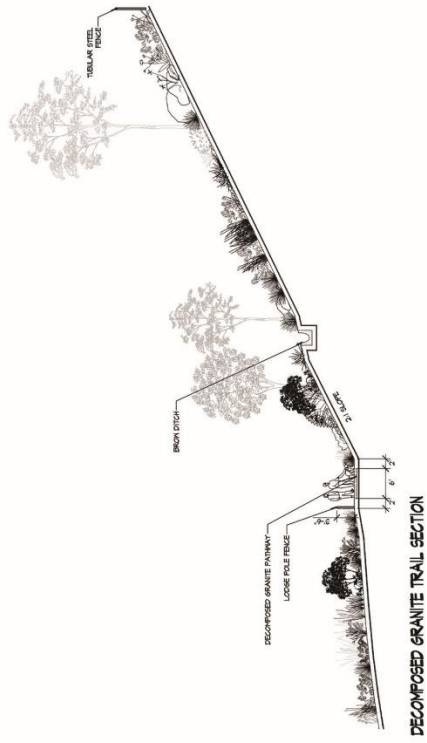
5'-0" WOOD/VINYL FENCE



TRAIL FENCE



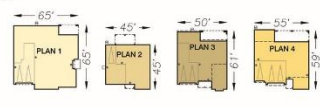
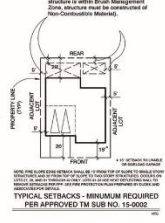
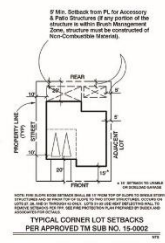
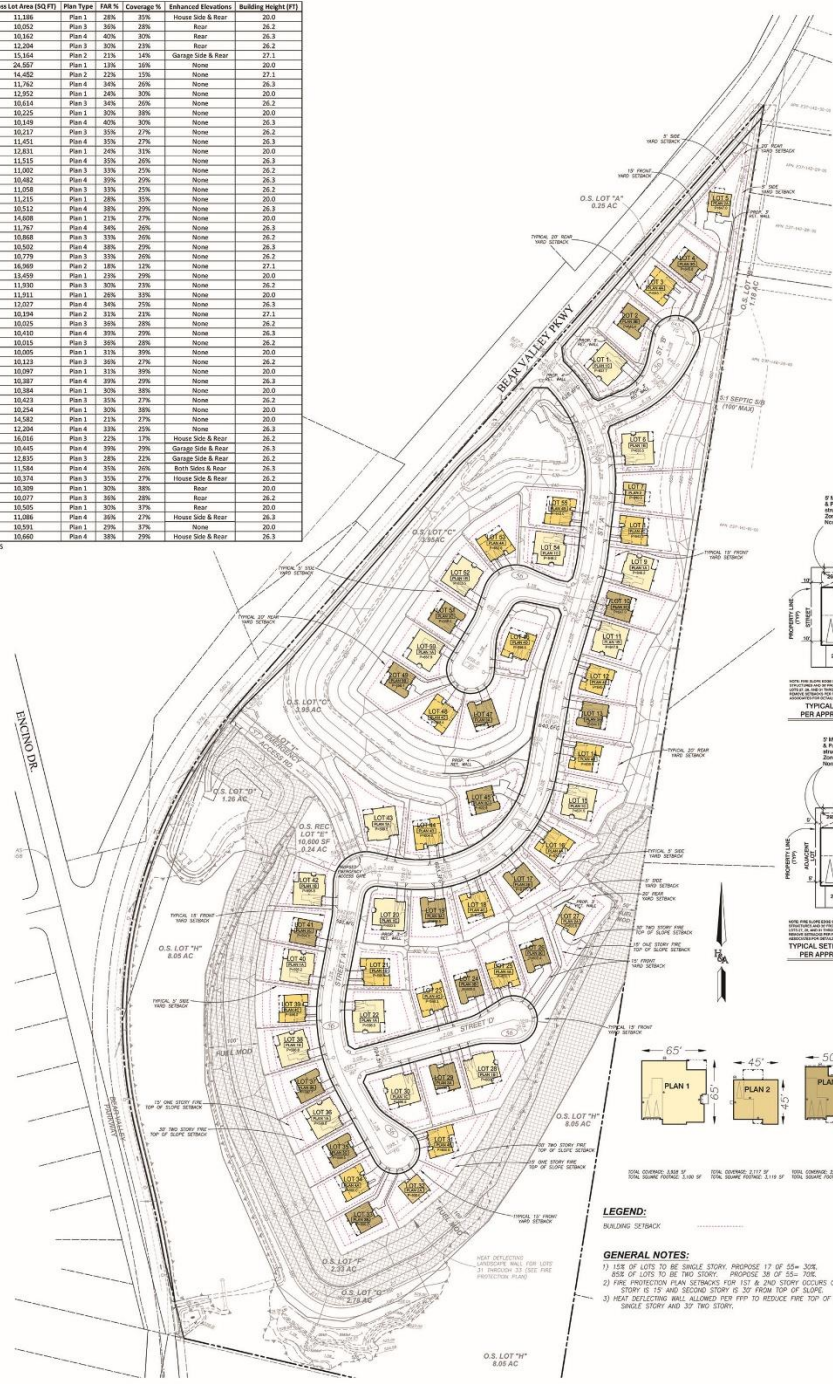
BEAR VALLEY ENTRY MONUMENT



**PROPOSED PROJECT: PL 22-0139
LANDSCAPE PLAN DETAILS**

Lot Number	Gross Lot Area (SQ FT)	Plan Type	FAM %	Coverage %	Enhanced Elevation	Building Height (FT)
1	11,186	Plan 1	28%	29%	House Side & Rear	20.0
2	10,022	Plan 3	36%	28%	Rear	26.2
3	10,162	Plan 4	40%	26%	Rear	26.2
4**	13,204	Plan 3	30%	23%	Rear	26.2
5**	15,164	Plan 2	21%	14%	Garage Side & Rear	27.1
6	26,507	Plan 1	13%	16%	None	20.0
7	14,452	Plan 2	22%	15%	None	27.1
8	11,762	Plan 4	40%	26%	None	26.2
9	12,952	Plan 1	24%	30%	None	20.0
10	10,614	Plan 3	34%	26%	None	26.2
11	10,225	Plan 1	30%	18%	None	20.0
12	10,149	Plan 4	40%	30%	None	26.2
13	10,217	Plan 3	37%	27%	None	26.2
14	11,451	Plan 4	35%	27%	None	26.2
15	12,811	Plan 1	24%	31%	None	20.0
16	11,515	Plan 4	35%	26%	None	26.2
17	11,002	Plan 3	33%	25%	None	26.2
18	10,423	Plan 4	39%	29%	None	26.2
19	11,058	Plan 3	33%	25%	None	26.2
20	11,215	Plan 1	28%	35%	None	20.0
21	10,512	Plan 4	38%	29%	None	26.2
22	14,608	Plan 1	21%	27%	None	20.0
23	11,797	Plan 4	44%	28%	None	26.2
24	10,868	Plan 3	33%	26%	None	26.2
25	10,502	Plan 4	38%	29%	None	26.2
26**	10,778	Plan 3	33%	26%	None	26.2
27**	10,969	Plan 2	18%	12%	None	27.1
28	11,459	Plan 1	27%	29%	None	20.0
29	11,930	Plan 3	30%	23%	None	26.2
30	11,911	Plan 1	26%	31%	None	20.0
31	12,027	Plan 4	34%	29%	None	26.2
32	10,194	Plan 2	21%	21%	None	27.1
33**	10,018	Plan 3	36%	28%	None	26.2
34	10,410	Plan 4	39%	29%	None	26.2
35	10,015	Plan 3	36%	28%	None	26.2
36	10,095	Plan 1	31%	36%	None	20.0
37	10,112	Plan 3	36%	27%	None	26.2
38	10,097	Plan 1	21%	29%	None	20.0
39	10,887	Plan 4	39%	29%	None	26.2
40	10,384	Plan 1	30%	36%	None	20.0
41	10,424	Plan 3	35%	27%	None	26.2
42	10,254	Plan 1	30%	38%	None	20.0
43	14,563	Plan 1	21%	17%	None	20.0
44	12,204	Plan 4	33%	25%	None	26.2
45	10,016	Plan 3	22%	17%	House Side & Rear	26.2
46	10,445	Plan 4	39%	29%	Garage Side & Rear	26.2
47	12,815	Plan 3	28%	22%	Garage Side & Rear	26.2
48	11,544	Plan 4	37%	26%	Both Side & Rear	26.2
49**	10,374	Plan 3	35%	27%	House Side & Rear	26.2
50	10,399	Plan 1	30%	38%	Rear	20.0
51	10,077	Plan 3	36%	29%	Rear	26.2
52	10,505	Plan 1	30%	37%	Rear	20.0
53	11,096	Plan 4	36%	27%	House Side & Rear	26.2
54	10,931	Plan 1	29%	37%	None	20.0
55	10,660	Plan 4	38%	29%	House Side & Rear	26.2

**NONWALL LOTS



- LEGEND:**
BUILDING SETBACK: _____
- GENERAL NOTES:**
1) USE OF LOTS TO BE SINGLE STORY PROPOSED 17 OF 55- 30%
2) USE OF LOTS TO BE TWO STORY PROPOSED 38 OF 55- 70%
3) FIRE PROTECTION PLAN SETBACKS FOR 1ST & 2ND STORY OCCURS ON LOTS 27, 28 & 31-41. FIRST STORY IS 12' AND SECOND STORY IS 30' FROM TOP OF SLOPE.
4) NEAR SELECTING WALL ALLOWED FOR 10' TO REDUCE FIRE TOP OF SLOPE SETBACKS TO LESS THAN 10' SINGLE STORY AND 30' TWO STORY.

PROPOSED PROJECT: PL 22-0139 PLOTTING PLAN

Exhibit “C”

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the Project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. An Environmental Impact Report (EIR) was reviewed and approved by the City Council on August 15, 2018. A Notice of Completion was filed and the EIR can be located on the State Clearinghouse under the State Clearinghouse #2016111060. The proposed Project is only for the architecture and landscaping of the approved Master Plan, and will not result in any new impacts not identified in the EIR.

Planned Development Findings (Section 33-403)

1. A Residential Planned Development (PD-R) zone was established, and a Master Development Plan was approved by the City Council on August 15, 2018, through the adoption of City Council Ordinance No. 2018-17. The findings included as Exhibit “A” to that ordinance are the determinative findings for the project.
2. The Precise Development Plan implements the provisions of the Master Development Plan in a manner that is consistent with the Master Development Plan, including the findings adopted by the ordinance noted above.

Exhibit “D”

Conditions of Approval

This Project is conditionally approved as set forth on the application received by the City of Escondido on **March 22, 2022**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **October 25, 2022** and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.
- 4. Conformance to Approved Plans.**

 - a.** The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
 - b.** Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
 - c.** Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.
- 5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.
- 6. Certificate of Occupancy.**

 - a.** No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
 - b.** Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

- 11. Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
- 12. Legal Description Adequacy.** The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
- 13. Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.
- 14. Revocation, Suspension, Modification.** At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

15. Indemnification, Hold Harmless, Duty to Defend.

- a.** The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and

litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

- 1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of the property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable

from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the

Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (“CARB”) certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant’s construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model (“CalEEMod”) or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the State Building Code.
2. In accordance with the California Green Building Standard Code, at least eight percent of the total number of required spaces shall be designated for clean air vehicles (CAV), and shall be shown on the revised site plan to the satisfaction of the Planning and Building divisions.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards

outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.

- b.** Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
- c.** The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d.** Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.
- e.** New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Specific Planning Division Conditions:

1. The applicant shall comply with all associated Conditions of Approval and Mitigation Measures outlined in City Council Resolution Nos. 2018-120 and 2018-122, as approved by the City Council on August 15, 2018.

F. Specific Building Division Conditions:

1. Plans submitted to Building Division shall be in compliance with the California Building Code at the time of building permit submittal.



PLANNING COMMISSION

Agenda Item No.: H.2
Date: October 25, 2022

PROJECT NUMBER / NAME: PL22-0540 / Pacific Avenue Street Vacation

REQUEST: A request to vacate a portion of a public street identified as Pacific Avenue

LOCATION: Between 445 and 501 Vine Street

APPLICANT: Mr. Mo Curcic

APNS (ADJACENT): 232-301-18-00 and 232-260-02-00

GENERAL PLAN / ZONING: Suburban / R-1-10

DISCRETIONARY ACTIONS REQUESTED: Public Street Vacation

PREVIOUS ACTIONS: None

PROJECT PLANNER: Darren Parker, Associate Planner

CEQA RECOMMENDATION: Categorically exempt pursuant to CEQA Guidelines section 15305 (Minor Alterations in Land Use Limitations)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2022-11

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Andrew Firestine, Director of Development Services
 Adam Finestone, City Planner

A. BACKGROUND:

The subject property is located on the west side of Vine Street at the terminus of West Fifth Avenue. The property is approximately 9,438 square feet (0.22 acres) in area, vacant and surrounded by residential on three sides and a commercial office building to the west. A request has been received by the Engineering Services Division from the adjacent property owner to the south to vacate the subject property. The area of the subject property requested to be vacated was originally reserved for construction of a future public street which was never built.

California Streets and Highways Code §§ 8300, *et. seq.* authorizes the City to vacate a street if the City Council finds that such street or portion of the street is unnecessary for present or prospective public use. The City Engineer has determined that the area to be vacated is unnecessary and is eligible for vacation.

The process of abandoning a street is through a vacation. The City Council has the authority to accept or dispose of real property. However, pursuant to Section 65402(a) of the Governed Code, the Planning Commission must first make a finding that the contemplated acquisition or disposition conforms to the provisions of the General Plan. The Planning Commission is being asked to make that finding.

Once the subject right-of-way or easement is abandoned, the public use of the land or easement area is relinquished without restrictions to the underlying fee owner of the property (typically owner of the adjacent property) and becomes part of the property. Any easements required for utilities will be retained.

B. PROJECT ANALYSIS:

1. General Plan Conformance:

Goals and polices pertaining to streets are contained in the Infrastructure and Mobility chapter of the Escondido General Plan. One of the components of the chapter is the Street Network system, which classifies each street segment in Escondido based on various criteria including ROW, paved width, and traffic volume. Pacific Avenue is classified as a Residential Street. The criteria for a Residential Street is a right-of-way of 66 feet, a paved width of 36 feet, two lanes, and traffic volume of less than 2,000 average daily trips.

The vacation of the subject property will not change the existing configuration of Fifth Avenue or Vine Street. Based on existing conditions at and adjacent to Pacific Avenue, the City Engineer determined that the subject property is no longer needed for street purposes. However, necessary public utility easements will be retained.

C. FISCAL ANALYSIS:

A fee in the amount of \$1,670 has been paid to the Engineering Services Division to process the requested street vacation application. No additional fiscal impact will result from the vacation.

D. ENVIRONMENTAL STATUS:

California Environmental Quality Act (“CEQA”) Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Project qualifies for an exemption under CEQA Guidelines section 15305, class 5 (Minor Land Use Alterations). A CEQA Notice of Exemption has been prepared for the Project. The Notice of Exemption demonstrates that the Project qualifies for the exemption and will not have a significant effect on the environment.

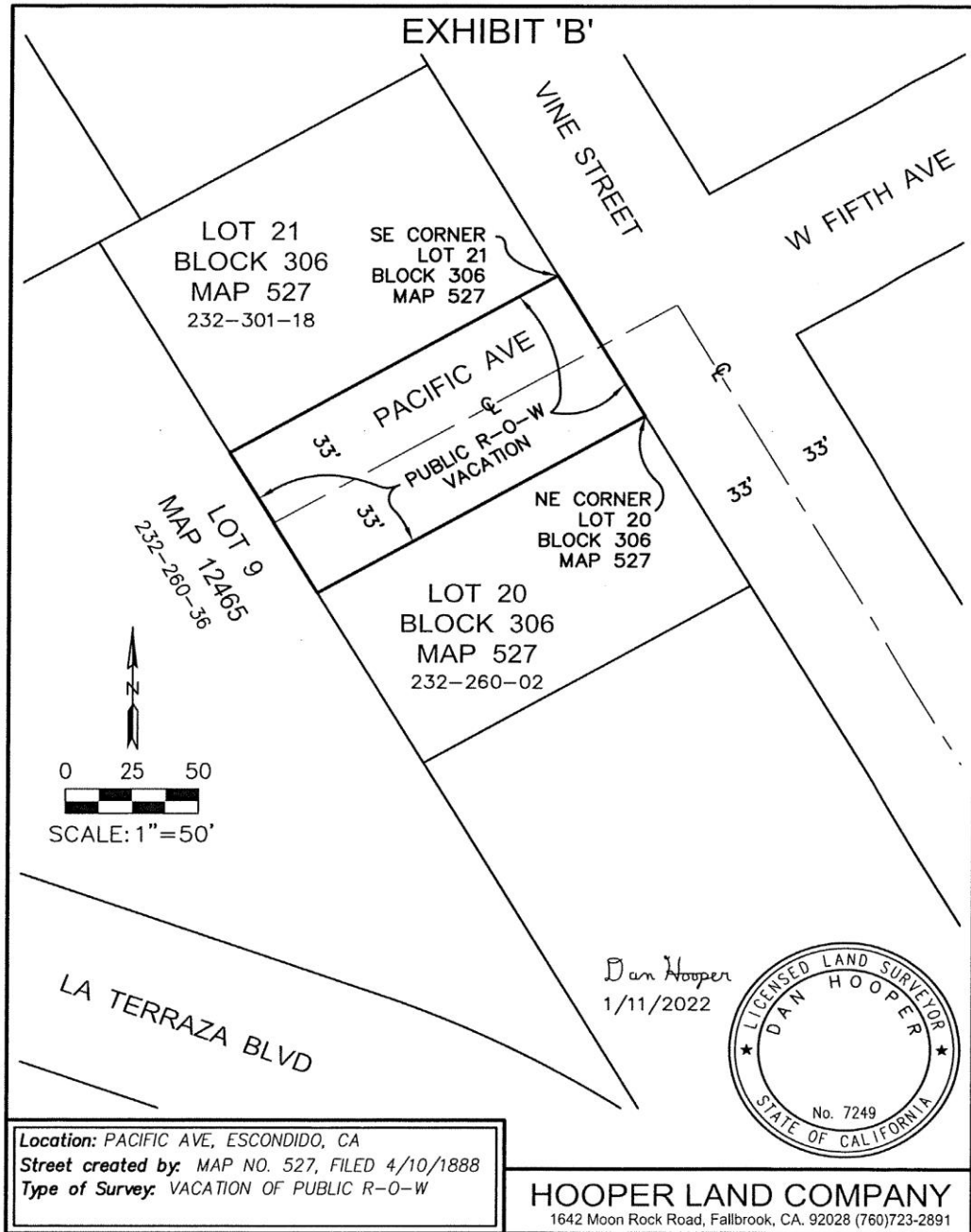
E. CONCLUSION AND RECOMMENDATION:

It is Staff’s determination that the provisions of the Mobility and Infrastructure chapter of the Escondido General Plan are not compromised by the vacation of the Pacific Avenue and will not negatively impact the intent of any of the policies established in the General Plan, nor require any physical changes to adjacent roadways. Therefore, the proposed vacation of the street can be found in conformity with the General Plan. Staff recommends the Planning Commission adopt Resolution 2022-11, recommending approval of the proposed Street Vacation described in this staff report, as detailed in Exhibits “A” through “E” of Attachment 3.

ATTACHMENTS:

1. Location Map
2. Planning Commission Resolution No. 2022-11 with Exhibits “A” through “E”

Attachment 1





Planning Commission
Hearing Date: October 25, 2022
Effective Date: October 26, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-11

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
RECOMMENDING THAT THE CITY COUNCIL
VACATE AND ABANDON A PORTION OF PUBLIC
RIGHT-OF-WAY KNOWN AS PACIFIC AVENUE

APPLICANT: Mo Curcic

CASE NO: PL22-0540

WHEREAS, Mo Curcic (herein after referred to as “Applicant”) filed an application with the Real Property Division requesting the City of Escondido (“City”) to vacate approximately 9,438 square feet of public right-of-way formerly known as Pacific Avenue (“Property”); and

WHEREAS, the Property is located on the west side of Vine Street at the terminus of Fifth Avenue, more specifically identified and described in Exhibits “A” and “B” attached hereto; and

WHEREAS, the Property was originally reserved for construction of a future public street which was never built; and

WHEREAS, California Streets and Highways Code section 8300 et. seq., provides that the City Council may, after a noticed of public hearing, vacate any public right-of-way which in its determination is no longer needed for present or prospective public use(s); and

WHEREAS, the City Engineer has determined that the area to be vacated is unnecessary for present or prospective public use and is eligible for vacation; and

WHEREAS, Government Code section 65402 provides, in part, that a local agency shall not abandon or dispose of any real property until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan; and

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

WHEREAS, on October 25, 2022, the Planning Commission held public meeting as prescribed by law, at which time the Planning Commission received and considered the reports and the recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated October 25, 2022, with its attachments as well as City staff’s recommendation, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

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

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

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15305 (Minor Land Use Alterations). The Project qualifies for the “Minor Land Use Alterations” exemption because the project is consistent with the General Plan; the affected right-of-way is excess and not required for street or highway purposes; and vacation of the right-of-way will not be detrimental to the public health, safety, and welfare.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determinations, attached hereto as Exhibit “C,” relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The Planning Commission has determined that the vacation of the Property is in conformance with the general plan.
5. The Planning Commission directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 25th day of October 25, 2022, by the following vote, to wit:

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

KATHARINE BARBA, Chair
Escondido Planning Commission

ATTEST:

ADAM FINESTONE, Secretary of the
Escondido Planning Commission

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

Jessica Engel, Minutes Clerk
Escondido Planning Commission

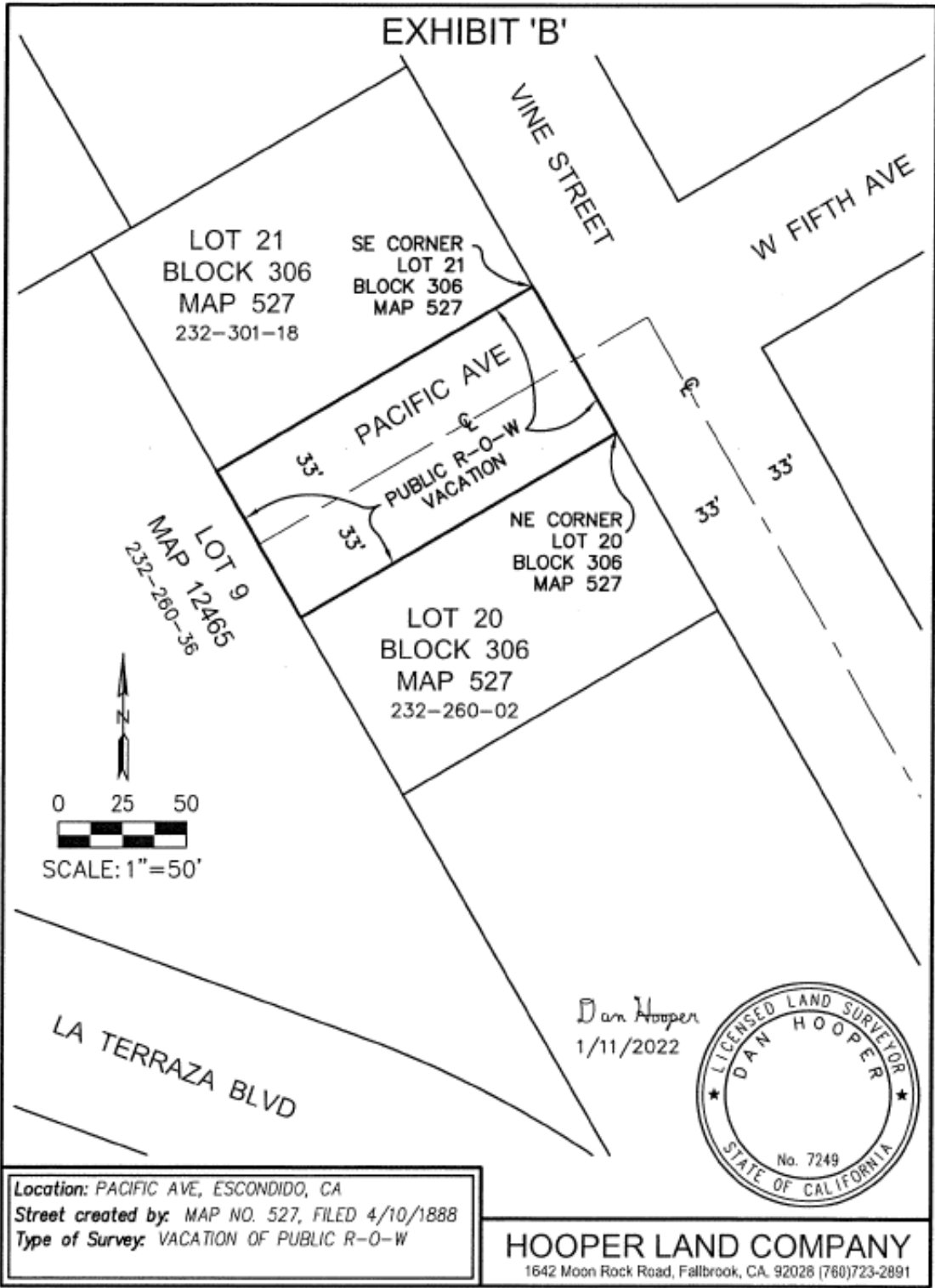
EXHIBIT "A"

That portion of PACIFIC AVE, in the City of Escondido, County of San Diego, State of California, as shown on Map No. 527, Filed in the office of the County Recorder of San Diego, April 10, 1888, described as follows:

That portion of PACIFIC AVE located between the northeasterly boundary of Lot 9, Map No. 12465 and a straight line from the Northeast corner of Lot 20, Block 306, to the Southeast corner of Lot 21, Block 306, Map No. 527.

The area of this vacation is approximately 9,438 square feet.

EXHIBIT 'B'



Dan Hooper
1/11/2022



Location: PACIFIC AVE, ESCONDIDO, CA
Street created by: MAP NO. 527, FILED 4/10/1888
Type of Survey: VACATION OF PUBLIC R-O-W

HOOPER LAND COMPANY
 1642 Moon Rock Road, Fallbrook, CA. 92028 (760)723-2891



EXHIBIT “C”

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15305, Class 5 (Minor Land Use Alterations) because the Project is consistent with applicable provisions of the Escondido General; complies with the objectives of the adopted City-wide Land Use Policy; the Project site has been determined to be excess and not required for street or highway purposes and no public service easements are affected; and the Project would not be detrimental to the public health, safety, and welfare.
3. The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.
3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the October 25, 2022, Planning Commission Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Street Vacation:

1. The vacation of the right-of-way is consistent with the City’s General Plan.
2. The vacation of the right-of-way complies with the goals and polices pertaining to streets contained in the Mobility and Infrastructure chapter of the General Plan. The City Engineer has determined that the use of the easement for roadway expansion is not practical.
3. The affected right-of-way is hereby determined to be excess and not required for street or highway purposes, and there are no public service easements within the affected area.

4. The vacation of the right-of-way will not be detrimental to the public health, safety, and welfare.
5. All requirements of CEQA have been met, in that the proposed project is Categorically Exempt from environmental review pursuant to CEQA Guidelines section 15305, Class 5 (Minor Alternations in Land Use Limitations).



PLANNING COMMISSION

Agenda Item No.: H.3
Date: October 25, 2022

PROJECT NUMBER / NAME: PL22-0503 / Annual Progress Report on the Implementation of the General Plan

REQUEST: Review and receive the General Plan Annual Progress Report.

LOCATION: Citywide

APPLICANT: Development Services Department

APN / APNS: N/A

PRIMARY REPRESENTATIVE:
Veronica Morones, Senior Planner

GENERAL PLAN / ZONING: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: The Planning Commission received and filed the 2020 General Plan Annual Progress Report on March 23, 2021.

PROJECT PLANNER: Veronica Morones, Senior Planner

CEQA RECOMMENDATION: N/A (Not a project under CEQA)

STAFF RECOMMENDATION: Receive and file

REQUESTED ACTION: None

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

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

A. BACKGROUND AND ANALYSIS:

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

Government Code section 65400 and 65700 mandate that cities and counties submit annual reports on the status of their General Plan and progress in its implementation by April 1st of each year. This annual reporting is divided into two documents: The General Plan Annual Progress Report ("APR") and the Housing Element APR. The General Plan APR consists of information contained within the Housing Element APR, such as the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code section 65583(c)(3). The General Plan APR also contains information not required within the Housing Element APR, such as updated information on the other General Plan chapters (i.e., land use, community protection, resource conservation, etc.). On March 30, 2022, City Council reviewed and received the 2021 calendar year annual progress report for Housing Element, and staff submitted the report to the required state agencies on April 1, 2022. Due to staffing capacity and prioritization on the Housing Element APR, the General Plan APR will be submitted late. However, there are no repercussions outlined in the statute for submitting a tardy General Plan APR.

B. SUMMARY OF REQUEST:

Receive the General Plan Annual Progress Report, documenting the City's progress on implementing the General Plan for the 2021 year.

C. SUPPLEMENTAL DETAILS OF REQUEST:

The General Plan Annual Progress Report provides for the annual review of the General Plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds. The annual progress report also provides information regarding the City's progress in meeting its share of regional housing needs. The General Plan Annual Progress Report is being provided as a courtesy to Planning Commission. The annual progress report must be provided to the City Council for review and authorization prior to sending to the state agencies.

D. PROJECT ANALYSIS:

This staff report documents the annual review of the 2012 General Plan for the 2021 calendar year. The annual progress report provides information on how the Escondido General Plan was implemented during the previous 12 month reporting period. The annual progress report could help identify necessary "course adjustments" or modifications to the General Plan and means to improve local implementation. Once City Council has received and filed the progress report, the City will submit a copy to the Office of Planning and Research and the Department of Housing and Community Development. The progress report gives state agencies the opportunity to identify statewide trends in land use decision-making and how local planning and development activities relating to statewide planning goals and policies.

E. FISCAL ANALYSIS:

There are no direct fiscal impacts associated with this progress report.

F. ENVIRONMENTAL STATUS:

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

G. PUBLIC INPUT:

None.

H. CONCLUSION AND RECOMMENDATION:

Receive and file.

ATTACHMENTS:

1. General Plan Annual Progress Report

MAPLE STREET PLAZA

Escondido

Your Choice For Success

General Plan Annual Report 2021



2021

City of Escondido

Awards Received

Collection System of the Year Award (San Diego Section)
Wastewater Division, Utilities Dept

CPRS District 12 MVPP (Part-Time) Award,
Vanessa Arguellas

CPRS Award of Excellence for Print Media
(Escondido Recreation Guide)

El Norte Parkway Improvements Project
Project Achievement Award from the Construction Management Association of America, San Diego Chapter

FY 2019-20 Annual Comprehensive Financial Report
Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting

FY 2021-22 Annual Operating Budget Document
California Society of Municipal Finance Officers Operating Budget Excellence Award
Government Finance Officers Association Distinguished Budget Presentation Award

National Fitness Campaign
National Fitness Campaign for Innovation

Outstanding Professionalism in Procurement and Project Administration
- Engineering
AGC Build San Diego 2021: Public Owner Merit Award

Spruce Street Drainage Improvements Project
American Public Works Association - Project of the Year

Wastewater Treatment Plant of the Year Award
(Statewide) - Wastewater Division, Utilities Dept
California Water Environment Association (CWEA)

Senior Nutrition Program Video
Telly Award



City of Escondido General Plan Annual Progress Report (2021)

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I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400 (Appendix A). A report on the Housing Element was prepared and submitted to the Governor's Office of Planning and Research (OPR), California Department of Housing and Community Development (HCD), and the San Diego Association of Governments (SANDAG) on April 1, 2022. The Housing Element Annual Report was received by the City Council on March 30, 2022. Guidance for preparation of the report is provided by OPR. The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The General Plan Annual Progress Report was received by the City Council at its meeting on October 12, 2022.

II. Purpose of the General Plan

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

III. Status of the Adopted Elements

State law requires that general plans include seven (7) basic elements, which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. In addition to the seven (7) required elements, two (2) additional elements may be required under certain circumstances, creating a potential nine (9) total mandated general plan elements.

The Senate Bill (SB) 1000 Statutes of 2016 added to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, if the city, county, or city and county has a disadvantaged community or meets certain criteria as designated by the law. As of this writing, the City of Escondido has triggered the requirements to prepare an environmental justice element, which is underway as part of the 2022 General Plan Amendment work effort.

Government Code section 65302.1(c) requires adoption of an air quality element for cities and counties located within the San Joaquin Valley Air Pollution Control District. This requirement does not apply to the City of Escondido.

Mandatory or voluntary elements may be combined or renamed, but basic requirements must be included. The City of Escondido General Plan has ten (10) chapters. The relationship between the seven (7) elements and the chapters provided in the City of Escondido General Plan is described in more detail in Appendix B.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a Housing Element. State requirements for Housing Elements are more detailed and specific than for the other portions of a General Plan, and Housing Elements are updated every eight (8) years according to a schedule set by the State. State law also dictates that upon the next revision of the housing element, a jurisdiction must update their Safety Element as necessary to comply with state requirements. Other elements may be updated less frequently and typically have a 15 to 20-year horizon. The City's Housing Element was updated in 2021 to accommodate the Sixth Cycle Regional Housing Needs Allocation (RHNA), along with associated amendments to the Community Health and Services Chapter of the General Plan. The City's Downtown Specific Plan and East Valley Parkway Specific Plan were amended in 2021 to modify the requirements for ground floor commercial, and to clarify requirements in Table 4.1 for drive-through uses, respectively.

No other updates to the General Plan occurred in 2021. However, pending work efforts will result in future amendments to the General Plan. Specifically, the pending East Valley Specific Plan (EVSP) will entail an amendment to the Land Use and Community Form chapter of the General Plan at the time of approval (expected 2022/2023) to ensure land use consistency. Additionally, the 2022 General Plan Amendment project will result in the creation of a new environmental justice element (in the form of a restructure of the Community Health and Services chapter), an amendment to the Community Protection chapter to ensure policy consistency. Current efforts are also underway to update the roadway classifications of the City's Mobility and Infrastructure portion of the General Plan and ensure alignment with the Regional Transportation Plan and Sustainable Communities Strategy.

General Plan Update Work Program

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

The California Supreme Court has stated that local governments have an implied duty to keep their plans current (*DeVita v. County of Napa*, 9 Cal.4th 763 (1995)), so there is a need to systematically look ahead and consider how the City will keep the General Plan document up to date. The General Plan will need to adequately address and respond to emerging land use activities, use of space, multi-modal trends, regulations, and other matters that affect the City's desirability to live, work, and play. Most of the General Plan elements typically have a 15 to 20-year horizon, excepting the Housing Element. Absent any direction to prepare a comprehensive update, the following schedule proposes when the next suggested update would occur, ensuring continuous improvement to the City's land use and regulatory framework. The timing of certain

elements may change; otherwise, certain elements have been grouped together or sequenced in a logical manner to ensure that the City’s policy framework is updated in a timely manner to continue to guide growth and development in a beneficial direction, while satisfying all state mandates.

Figure 1 - General Plan Update Work Program

General Plan Element	Last Update	Next Suggested Update
Mobility and Infrastructure	2012	Underway
Housing*	2012	Underway
Land Use and Community Form*	2012	2022/2023
Community Protection*	2012	Underway
Resource and Conservation*	2012	2022-2023
Economic Prosperity	2012	2023-2025
Growth Management	2012	2026-2027
Community Health and Services	2012	Underway
Vision and Purpose	2012	---as needed---
Implementation Program	2012	---as needed---

**State law requires certain information be included in General Plan elements at the time a jurisdiction next revises a Housing Element. Specifically, Government Code Section 65302(g) requires all cities and counties to amend the safety element of their General Plan to include analysis and policies regarding hazard information upon the next revision of the Housing Element, which covers the 2021-2029 planning period. For this reason, certain consistency amendments to the Land Use and Community Form, and the Resource and Conservation Chapters may occur as a result of updates to the Community Protection Chapter (also known as the Safety Element).*

IV. Progress in the General Plan's Implementation

Generally, all of the existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for approximately 70.8 percent of all land area in the City, more than any other land use. Commercial, office, and industrial uses account for approximately 5.7 percent of total land area in the City. Public lands and open spaces account for 15.1 percent of the total land area in the City, which are generally dispersed throughout the City. Most of the streets and highways described in the General Plan are developed to their planned capacity, or have capacity to be fully implemented in time. Some of the roadways could be downgraded and repurposed to achieve other General Plan objectives. The entire infrastructure needed to serve the planned land uses is in place, with sufficient capacity to accommodate the planned land uses and population, except for localized drainage and/or outfall-related issues.

A. *Land Use and Community Form*

The Land Use Element is one (1) of seven (7) elements required by state law to be included in California General Plans. The Element guides the desired pattern of growth, development, and change in the community. The purpose is to ensure that a balance of residential, employment, commercial, recreational, civic/cultural and open space land uses are provided at appropriate intensities, locations and combinations to enhance community sustainability. Goals identified in the Land Use / Community Form Element foster Escondido's role as an urban center. The Plan emphasizes the revitalization of the downtown area and established neighborhoods, promotes economic development in the form of attractive, sustainable, economically viable industrial and commercial areas, and concentrates high intensity activities in the urban core. Topics or policy issue areas covered in the Land Use and Community Form Element include the following:

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

Indicators and General Plan Implementation (2021)

- Major Pipeline Projects (initiated, in progress, or completed during the reporting period)
 - Number of units issued zoning permits: 826
 - Number of units denied zoning permits: 0
 - Number of building permits issued: 433
 - Number of units issued certificates of occupancy: 209
 - In 2021, the City of Escondido and the development community added more than 200 housing units (through “finaled” building permits) to our City, and we have approximately 1,500 more in the pipeline (planned, permitted, or under construction).
- 4,171 total building permits issued in 2021, compared to 3,433 issued in 2020:
 - 281 new single-family homes (206 homes were issued in 2020, 11 in 2019, and 22 in 2018).
 - 57 Accessory Dwelling Units (33 in 2020, 25 in 2019, and 15 in 2018).
 - 15 new commercial structures (8 new commercial structures in 2020, and 6 new in 2019).
 - 3 new industrial buildings (1 new industrial building in 2020, and 0 in 2019).
- Approved and/or processed planning projects or administrative activities in 2021:
 - 2 Administrative Adjustments
 - 62 Accessory Dwelling Units
 - 6 Temporary Banner Signs
 - 83 Certificates of Appropriateness
 - 14 Conditional Use Permits
 - Includes 4 small wireless facility permits
 - 1 Condominium Permit
 - 0 Daley Ranch Credit Purchases
 - 28 Design Review Permits
 - 1 Grading Exemption
 - 3 General Plan Amendments – adoption of the Sixth Cycle Housing Element and associated update to the Community Health and Services Chapter; a change in land use designation as part of a development application, and a minor amendment to roadway classifications;
 - 2 Lot-Tie and other Agreements (except Development Agreements)
 - 0 Mills Act Contracts
 - 1 Mitigated Negative Declaration (MND) Addendum
 - 1 Non-emergency demolition permit
 - 1 Planned Development Permit
 - 28 Plot Plans
 - 3 small wireless facility permits

- 77 Signs
- 3 Specific Plan Amendments
- 32 Temporary Use Permits
 - Includes 5 Business Recovery Special TUPs
- 4 Tentative Parcel Maps
- 4 Tentative Subdivision Maps
- 2 Zoning Code Amendments
- 45 Zoning Verification Letters
- In 2020, the novel coronavirus pandemic (“COVID” or “COVID-19”) spread to many countries. The torrent of disruption to daily life over 2020 was inescapable. While they eased through 2021, impacts of COVID-19 remained prevalent. The [COVID-19 Business Recovery Strategy](#), which was adopted by the City on May 13, 2020, remained in effect throughout 2021.
- Code Compliance
 - In 2021, the Code Enforcement Division was renamed the Code Compliance Division in tandem with a change in philosophy. The goal of the Code Compliance Division is to work with the community and encourage compliance for the betterment of everyone.
 - 1,779 Code Compliance cases received in 2021, and 2,666 in 2020.
 - There were 3,503 total Code Compliance inspections performed. This was a decrease of 25.6% from the total of 4,711 Code Compliance inspections in 2020.
 - Of the 1,779 total Code Compliance cases in 2021, 1,640 (92%) of cases were closed in 2021.
 - Only 1 case was referred to the City Attorney’s Office for further efforts on obtaining compliance.
 - There were 71 Code Compliance parking citations in 2021, more than double the number in 2020 (35), but an overall decrease from a high of 93 in 2019.
 - In 2020, Code Compliance joined forces with Public Works, the Escondido Police Department, Escondido Park Rangers, the City Manager’s and City Attorney’s Offices, and the Housing and Neighborhood Services Division, to form the Quality of Life team. In 2021, this partnership continued to flourish and many successes can be attributed to the synergy of this group. In particular, people experiencing homelessness have been at the forefront of issues in the City. Working together, the Quality of Life group tackles the issue with a multipronged approach utilizing all resources, not just within the City but outside as well. The number of unsafe and unsightly encampments removed from the City increased fourfold in 2021 over previous years.
 - Code Compliance enhanced its relationship with the Community Oriented Policing Division of the Police Department to work on complex issues involving not only municipal code violations, but all areas of law enforcement impacting the community involving people experiencing

homelessness. Multiple projects were started and are continuing. These projects focus on permanent solutions, not just temporary fixes.

- Adopted the Climate Action Plan update in March 2021.
- Adopted an omnibus code clean-up to address recent changes in State laws, to correct errors, and improve existing regulations through Ordinance No. 2021-10 on October 13, 2021. The primary purpose of Ordinance No. 2021-10 was to address recent housing bills and ensure our local Accessory Dwelling Unit, Growth Management, and Density Bonus laws (Articles 70, 68 and 67, respectively) were up to date. Additional zoning code articles updated as a part of the 2021 omnibus update were Article 34 (Communication Antennas), Article 35 (Outdoor Lighting), Article 47 (Environmental Quality), Article 55 (Grading and Erosion Control), Article 56 (Miscellaneous Development Standards), Article 61 (Administration and Enforcement), Article 64 (Design Review), Article 65 (Old Escondido Neighborhood), and Article 66 (Sign Ordinance).
- Grants:
 - Continued work on projects which were funded through a Senate Bill 2 Planning grant. This included preparation of a residential sector feasibility study (completed June 2021) updating the Housing Element portion of the General Plan (adopted by City Council in August 2021; additional work by City staff continues in order to obtain certification of the Element from the California Department of Housing and Community Development), and preparation of a specific plan to accommodate new housing in the City (called the East Valley Specific Plan; work continues on this project). The grant award was for \$310,000.
 - Continued implementation of a \$500,000 LEAP (Local Early Action Planning) grant to help accelerate housing production. The \$500,000 grant funds: 1) The preparation of the Environmental Impact Report (in-process) to support the Housing and Community Investment Study, 2) Creation of pre-approved plans for Accessory Dwelling Units (pending), 3) A parking study for the downtown area and revisions to parking standards (pending), and 4) A study of open space standards for multi-family development and revisions to said standards (pending).

Anticipated Implementation Activities (0-3 Years):

1. Complete the Housing and Community Investment Study work program (underway).
2. Complete the 2022 General Plan Amendment work effort (underway).
3. Amend Article 47 to include appropriate features, thresholds, and objectives that reduce environmental impacts when considering pedestrian or transit-oriented development.
4. Prepare a mobile home park study.
5. Continue Climate Action Plan implementation (underway).

6. Prepare a Building and Planning Permit Processing Guide (underway).
7. Update the Sign Ordinance.
8. Evaluate the City's regulatory business relief measures and determine if any measures should be made permanent.
9. Create objective development standards for multi-family development.

B. Mobility and Infrastructure

The Circulation Element is one of seven (7) mandated elements that each local government must maintain in its General Plan. The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Circulation and utility improvements must also correlate with the land use-related policies. The purpose is to identify the types, locations, and extent of existing and proposed transportation and utility facilities, and to establish goals and guiding policies for implementing improvements necessary to serve existing and future residents. The element introduces planning tools essential for achieving the community's transportation and utility goals and policies with the intent of providing a sustainable system to serve residents and businesses. Topics or policy issue areas covered in the Mobility and Infrastructure Element include the following:

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

Indicators and General Plan Implementation (2021)

- Mean travel time to work¹ – 27.9 minutes. This is a year-over decrease of 1.7 minutes from 2020 (29.6 minutes), and an increase of 0.4 minutes from 2019 (27.5 minutes).
- 0 lane miles of streets resurfaced in 2021. There were 74 lane miles of streets resurfaced in 2020, 98.3 lane miles of streets resurfaced in 2019, and 98 lane miles resurfaced in 2018.
- 97 street trees placed in 2021. There were also 97 street trees placed in 2020, 75 street trees placed in 2019, and 42 in 2018.
- 1,010 total lights converted to LED in 2021. There were 1,669 total lights converted to LED in 2020, and 763 total lights in 2019.
- 0.96 miles of sidewalks replaced in 2021. There were 0.65 miles of sidewalks replaced in 2020, and 0.74 miles of sidewalks replaced in 2019.
- 11.9 miles of bike lanes added or improved in 2021. There were 2.5 miles of bike lanes added or improved in 2020, 16 miles of bike lanes added or improved in 2019, and 6.5 miles in 2018.
- 51 pedestrian ramps installed in 2021. There were 48 pedestrian ramps installed in 2020, 60 pedestrian ramps installed in 2019, and 36 in 2018.
- Completed construction of Spruce Street Channel Improvements and Pedestrian Bridge.
- Rehabilitated 2,769 linear feet of corrugated metal pipe.
- Completed design of Grand Avenue Vision Plan – Phase I.
- Grants:
 - Active Transportation Funding:
 - Juniper Safe Routes to School - \$1.336-million (Design)
 - Escondido Creek Trail Crossings - \$1.632-million (Design)
 - Quince and Tulip Pedestrian Signals - \$747,000 (Design)
 - Local Partnership Program Funding:
 - Citracado Parkway Extension Project - \$12.5-million (Design)
 - Highway Safety Improvement Program Funding:
 - Local Roadway Safety Plan - \$72,000 (Study)
 - Traffic Signal Communications \$1.268-million (Design)
 - Smart Growth Incentive Program Funding:
 - Grand Avenue Vision Plan – Phase I - \$1.443-million (Design)
 - Cal Recycle Funding:
 - Rubberized Pavement Grant \$350,000 (Construction)
- Recycle water-related:
 - 2,817.75 acre feet produced and 2,652.61-acre feet sold to Escondido, Rincon, and Palomar Energy Plant

¹ US Census Population Estimates, (V2021)

- Wastewater-related: For Calendar Year 2021
 - Influent – 4354.4 MG
 - Effluent – 3852.74 MG
 - Outfall capacity – 20.15
 - Plant capacity – 18 MGD
 - We are at 52.4 percent of our outfall capacity. This is a decrease from 54.3 percent in 2020.
- Wastewater-related infrastructure:
 - Gravity main repair – Staff have repaired 10 feet of failing VCP and concrete sewer gravity main throughout the City with SDR-35 PVC pipe.
 - Gravity main rehabilitation projects – Approximately 926 feet of sewer gravity main was rehabilitated using UV cured, glass-reinforced pipe.
 - Sewer Manhole rehabilitation and lining project – 22 Sewer manholes were rehabilitated, then lined using Raven 405 spray-applied epoxy liner.
 - Trunk sewer replacement project – Currently in the 90% design phase to replace the remaining sections of RCP trunk line. A total of approximately 5,300 feet of reinforced concrete pipe is to be replaced with C-905 PVC pipe.
 - Recycled water – Construction of the recycled water pipeline from Citrus Avenue and Escondido Creek to the agricultural area of Cloverdale and Mountain View is complete; as well as conversion of the existing Hogback Reservoir to recycled water and constructing a new potable water reservoir. Currently in construction are pipelines to distribute recycled water to agricultural users.
 - Membrane Filtration Reverse Osmosis Facility (MFRO) – A progressive Design-Build process is underway for the construction of the MFRO Facility and pump station to improve recycled water quality for agricultural uses. The estimated completion for the construction of the MFRO Facility is mid-2023.

Anticipated Implementation Activities (0-3 Years):

1. Update and integrate our existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan, prepared as a Complete Active Transportation Strategy for the City.
2. Update the Circulation Element portion of the General Plan, with a focus on roadway classifications and alignment with the Regional Transportation Plan and Sustainable Communities Strategy (underway).
3. Develop and implement a Transportation Demand Management Program.

C. Housing

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

- Plan for quality, managed, and sustainable growth
- Provide a range of housing opportunities
- Enhance the quality of housing and preserve character

Indicators and General Plan Implementation (2021)

- The City awarded Habitat for Humanity \$1,000,000 in HOME Funds in 2020 for the construction of 10 new affordable housing for-sale units for low-income households. The property is located at 245 E. El Norte Parkway. Construction is currently underway. The units are expected to be complete in April 2024 and sold by December 2024.
- The City allocated \$4,000,000 in Successor Housing Agency (SHA) funds to National CORE to construct permanent supportive housing for seniors age 62+. The project, Valley Senior Village, will have 49 studio units, of which 25 units will be reserved for people who are at-risk of experiencing homelessness with a mental illness. Individuals will be matched through a regional homeless database and prioritized based on their needs including length of homelessness, disabling conditions, and other risk factors. The other 24 affordable housing units will have a waitlist for seniors who are considered very low and low income. The waitlist will be managed by a third-party company. The project is expected to be completed in the Fall of 2023.
- The City continues to facilitate a quarterly Homelessness & Housing Community Advisory Group for the general public. The group discuss topics that range from service providers to the City's homelessness efforts, programs and funding sources, to impact on businesses, to policing.
- The City of Escondido continues to participate in the North County Homeless Ad-Hoc Committee with elected city representatives and staff. The Committee conducted a needs assessment and requested the County Board of Supervisors to fund 10 full-time social workers to conduct regional outreach. The program was approved in May 2021 and implemented in Fall 2021. The City of Escondido received two additional homeless outreach workers through this new program.
- The City received an annual allocation of \$155,124 in Emergency Solutions Grant (ESG) funds to serve people at-risk and experiencing homelessness. In 2021, the City awarded Escondido Education COMPACT to provide financial literacy, case management, and rental and utility assistance to 100 families at risk of

experiencing homelessness in Escondido. Most of the program referrals come from the Escondido Union School District and/or self-referrals from previous program participants.

- In Fiscal Year 2020-21, the City allocated \$45,000 in Community Development Block Grant (CDBG) funds to Interfaith Community Services to provide emergency shelter for 79 individuals.
- The Housing & Neighborhood Services Division is on year three (3) of its five (5) - year Consolidated Plan. This plan was written after significant public engagement to create new priorities for community development, affordable housing, and homeless activities to address needs affecting Escondido's low-to-moderate income neighborhoods and households.
- The City of Escondido has 3,171 people on the County's waiting list for the Housing Choice Voucher Program (Section 8). The majority of applicants are large families with five (5) or more people, individuals with a disabling condition, small families, and seniors.
- The number of applicants on the Section 8 waitlist has increased by 36% from 2,032 households in 2020 to 3,171 in 2022.
- As of 2022, 981 households in Escondido had a Housing Choice Voucher of which 848 households are considered extremely low-income (0-30% of Area Median Income), 104 households are very low income (31-50% of Area Median Income), 28 households are low income (51-80% of Area Median Income), and 1 household is above moderate income.
- The City assisted 27 very-low income seniors and disabled households living in mobile homes and apartments with a monthly rental subsidy while waiting for Housing and Urban Development (HUD) Housing Choice Vouchers (Section 8).
- The City conducted four mobile home, short-form rent control hearings.
- In 2021, 17 neighborhood groups were supported and conducted 71 neighborhood clean-ups, 61 NEAT sweeps, and 2 neighborhood leadership forum meetings.
- In Fiscal Year 2021-2022, the City received \$1,716,516 in CDBG funds (which is a 6% decrease from \$1,818,942 in Fiscal Year 2020-2021). For this cycle, \$257,468 supported public service and fair housing activities serving the five local CDBG priorities: Homeless Services, Basic Needs, Health and Human Development, Neighborhood Revitalization, and Economic Development.
- The City was awarded close to \$2.3 million in HOME-ARP funding to create permanent housing for people experiencing homelessness.
- In 2020, the City received CARES Act funding from HUD in order to address the community development and homeless needs in Escondido in relation to the coronavirus pandemic. The City received \$2,394,882 in CDBG-CV funds. These funds were allocated to food security for seniors, eviction prevention, rental and utility assistance, and neighborhood improvements. The City received \$4,487,427 in ESG-CV funds, which were allocated for emergency shelter, street outreach, rapid rehousing, and homeless prevention (rental assistance). The expenditure deadline for ESG-CV was extended by one year to September 2023.

Anticipated Implementation Activities (0-3 Years):

1. Prepare and implement Fiscal Year 2022-23 Annual Action Plans in concert with the 2020-2024 Consolidated Plan.
2. Release an RFP for HOME-ARP, Successor Housing Agency, and HOME funds in 2022.
3. Adopt and receive certification by HCD for the 2021-2029 Housing Element (underway as part of the Housing and Community Investment Study).
4. Apply for Permanent Local Housing Allocation (PLHA) funds from HCD pending the Sixth Cycle General Plan Housing Element certification by HCD.

D. Community Health and Services

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

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

Indicators and General Plan Implementation (2021)

- The City's first four-year university, John Paul the Great Catholic University, completed its eighth full year of operation.
- 3 new upgraded City parks or facilities in 2021:
 - Installed a 7,000 square foot skate park in Washington Park
 - LED retrofit of ball field lighting on all three fields in Jesmond Dene Park
 - Park Avenue Community Center (PACC) - Installed new flooring in the Nutrition Building, new technology in one of the meeting rooms and auditorium, and updated furniture and décor throughout the facility. The Fire suppression and alarm system was also upgraded.
- 640 recreational programs in 2021. 350 recreational programs in 2020, 609 recreational programs in 2019, and 625 in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 787 participants in the youth soccer program in 2021, compared to 290 in 2020.
 - 9 youth soccer, pop warner, and baseball leagues with 3,583 participants, compared to 5 leagues and 1,031 participants in 2020.
 - 190 adult softball teams with 2,470 participants in 2021. There were 0 adult softball teams with 0 participants in 2020.
 - 7 soccer tournaments (youth and adult) with 9,000 participants in 2021, compared to 3 tournaments with 5,000 participants in 2020.
 - 9 softball tournaments with 12,000 participants in 2021, compared to 3 tournaments with 1,500 participants in 2020.
 - 7,361 participants/visits at the skate park in 2021, compared to 6,727 in 2020.

- 79 adult hockey teams with 948 participants in 2021, compared to 30 teams with 360 participants in 2020.

The increase in 2021 programming is attributed to circumstances related to the COVID pandemic. In the previous year, traditional recreation programming had to be adapted to meet very specific health guidelines and many programs had to be canceled.

- No new miles of public trails in 2021.
- Won the Telly Award for the production of the Senior Nutrition Video.
- Transitioned citywide Volunteer Escondido program to the Community Services Department and hired Community Engagement Liaison to oversee and expand the program.
- Created position and hired Fitness Specialist to launch fitness programming at NFC courts.
- Reinstated after school programming at North Broadway and Quantum Academy.
- Implemented an online internal reservation request system and online park reservations for the public.
- Childcare programs in 2021:
 - Number of day camp programs conducted – 5
 - Pre-school programs – 56
 - After school programs (City) – 2
 - After School Education and Safety (ASES), EUSD programs – 0
- Elderly/disabled/disadvantaged programs in 2021:
 - 13 programs for seniors.
 - 29,058 meals served to seniors.
 - 4,575 rides provided to seniors from home to the Park Avenue Community Center (PACC) to eat and participate in the programs.
 - The Park Avenue Community Center was awarded a \$35,478.51 grant from the San Diego Seniors Community Foundation to beautify and update the facility. New flooring was installed in the Nutrition Building and vibrant art and décor was purchased to bring a fresh new feel to the facility.
 - Upgraded the technology and audio system in the PACC auditorium.
- New improvements to libraries in 2021:
 - Artist Julia Anthony was commissioned by the Escondido Library Foundation to paint a mural on the west wall of the Library entitled *Escondido's Vision* to capture the beauty of Escondido and highlight the importance of the Library to the community it serves.
 - To further enhance the aesthetics in front of the mural, Escondido City Council approved funding to create a lovely mini park that was designed and planted by the City's Public Works crew. It is a colorful, transitional space that allows visitors to move from the sidewalk or parking lot through the garden while admiring the mural. The plant palette is filled with California-friendly, drought-tolerant, and pollinator-attracting species in shades of colors chosen to complement the mural.

- In addition to these exterior improvements, we also accomplished another step towards eliminating barriers to access by going library fine free.
- Library technology:
 - In 2021, there were 49,571 wireless internet sessions in the library.
 - There were 203,174 website hits in 2021. Return to in-person service in February 2021 accounts for the increase in Wi-Fi users and decrease in website users (more people started coming back into the building instead of using our website services.)
- Library circulation:
 - 467,590 items circulated in 2021. There were 305,027 items circulated in 2020, 493,546 in 2019, and 422,939 items in 2018. The library was closed for the entire month of January 2021, accounting for the difference between 2019 and 2021. The significant change in 2020 was attributed to circumstances related to the COVID pandemic.
 - 71,761 check outs of digital media (eBooks, eAudiobooks, etc.). There were 68,575 check outs of digital media in 2020, 45,613 in 2019, and 31,159 in 2018. The increase from 2020 to 2021 is due to the inclusion of Hoopla, Biblioboard, and ComicsPlus digital streaming, in addition to CloudLibrary and OverDrive eBooks offered in 2020.
- Library programs:
 - 209 children's programs and 6,242 in attendance. There were 195 children's programs and 6,603 in attendance in 2020, and 294 children's programs and 10,706 in attendance in 2019. In 2018, there was 118 children's programs, with 4,818 attending.
 - 217 adult programs with 4,523 in attendance. There were 160 adult programs in 2020, 116 adult programs in 2019, and 96 adult programs in 2018 (includes Pioneer Room and Literacy).
 - 21 teen programs with 935 in attendance in 2021. 26 teen programs and 214 attending in 2020. 56 teen programs and 541 attending in 2019. 20 teen programs and 220 attending in 2018.
- Grant funding:
 - The City adopted Resolution 2022-32, which authorized the application for a \$10 million state-funded library critical infrastructure grant.

Anticipated Implementation Activities (0-3 Years):

1. Design and construct a new Westside Park Skate Spot.
2. Complete John Masson Memorial Bike Park in Jesmond Dene Park.
3. Install three (3) additional National Fitness Campaign Fitness Courts.
4. Design and construct an event space at Queen Califfia's Magical Circle Garden.
5. Install a new ball field at Mountain View Park.
6. Install four (4) dedicated pickle ball courts at Mountain View Park.

7. Install two (2) futsal courts at Washington Park.
8. Escondido Creek Trail Expansion and Renovation Project - one of only nine (9) projects funded at the maximum \$8.5 million level through the Prop 68 Statewide Park Program and only one of three projects funded in San Diego County.

E. Community Protection

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

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

Indicators and General Plan Implementation (2021)

- Number of calls for service in 2021:
 - 49,639. There were 48,332 calls for service in 2020, a year-over increase of 2.7 percent.
 - 64,211 9-1-1 calls. There were 58,118 in 2020, a year-over increase of 10.4 percent.
 - 98,506 total police calls for service (which includes all calls for service, traffic stops, extra patrols, and other police related activities). There were 104,072 total police calls in 2020. This is a year-over decrease of 5.3 percent.
- Number of parking citations in 2021 – 6,907. In 2020 there were 4,449, a year-over increase of 55.2 percent. This significant change was attributed to circumstances related to the COVID pandemic.
- Number of reported accidents (by type):
 - 1,018 collisions. 927 collisions in 2020.
 - 13 fatal collisions. 7 fatal collisions in 2020.
- Number of noise complaints received/closed in 2021 – 1,798. In 2020 there were 1,505, which is a year-over increase of 19.4 percent.
- Number of arrests (felony, misdemeanor) in 2021 – 4,573. In 2020 there were 4,751, which is a year-over decrease of 3.7 percent.
 - 1,672 felony arrests
 - 2,901 misdemeanor arrests
 - 111 other detentions
- Number of police officers – 156 (includes 2 grant-funded positions)

- In 2021, the Police Department was awarded 22 grants for a total of \$1,945,877.
- The Escondido Police Department collaborated with regional partners to address issues of community and police relations. Former Chief Varso attended meetings with community groups and answered questions, listened to concerns, and explained policies.
- Number of fire stations – 7
- Number of Fire Department personnel in 2021:
 - 90 Firefighters (24 Fire Captains, 24 Fire Engineers, and 42 Firefighter Paramedics)
 - 15 Non-Safety Paramedics or EMTs
 - 6 Chief Officers
 - 1 Fire Marshal or Deputy Fire Marshal
 - 5 Prevention Inspectors/Investigators (full-time) and 1 part-time Prevention Specialist
 - 1 Emergency Preparedness Manager
 - 4 Administrative Staff
- Number of Fire Apparatus:
 - 7 Type 1 Frontline Fire Engines
 - 3 Type 1 Reserve Engines
 - 4 Type 3 Brush Engines (1 from OES)
 - 2 Type 6 Brush Engine (1 from OES)
 - 1 Frontline Truck
 - 1 Reserve Truck
 - 5 Frontline Ambulances
 - 4 Reserve Ambulances
- Average response time of Fire Department for Quality of Life calls:
 - 5 minutes and 28 seconds in 2021.
 - The average response time was 5 minutes and 25 seconds in 2020.
 - The average response time was 5 minutes and 11 seconds in 2019.
 - The average response time was 5 minutes and 14 seconds in 2018.
 - Met Quality of Life Standard Goal 88 percent of the time.
- Escondido Fire was a member and leader with Operation Collaboration providing Firefighter Paramedics and Chief Officers to work with all other fire departments throughout the county to provide COVID-19 vaccination to first responders, essential workers, residents of elderly and care facilities, farm workers and other at-risk populations for nearly four (4) months.
- Federal Assistance to Firefighters regional grant application in partnership with San Marcos Fire Department submitted and funded. The federal award paid for half of the \$750,000 cost to replace all of the cardiac monitors used by Paramedics on fire engines and ambulances.
- Fire Station 7 water wise landscape was completed resulting in savings of water, cost, and maintenance time with an aesthetic improvement of the facility.

- Regional VHF radio repeater (federal grant funded) installed at Hubbard Hill.
- Residential Knox Box program established for elderly or special needs populations. Funding obtained from Rincon Water, Escondido Assistance League and CDBG. Nearly 100 installed.
- Migrated the Fire Department's record management system and electronic patient care reporting to San Diego County's Image Trend platform.
- Established a defensible space inspection request and clearance process in compliance with AB 38 for property transfer.
- Developed specifications and placed orders for three (3) new fire engines, one (1) new brush engine and three (3) new ambulances.

Anticipated Implementation Activities (0-3 Years):

1. Complete a Standards of Cover Study for the City
2. Strategic Plan Development
3. Amend Community Protection chapter of the Escondido General Plan
4. Tier Dispatch Implementation
5. Additional Emergency Response Capability to Mitigate Increasing Demand for Services
6. Escondido Dispatch fully integrated into the Regional Communication Interoperability Project (CAD-to-CAD)
7. EMS Program Study and Fee Analysis
8. Purchase One (1) New Type III Brush Engine
9. Purchase Two (2) Replacement Type I Fire Engines
10. Purchase Two (2) Replacement Ambulances

F. Resource Conservation

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

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

Indicators and General Plan Implementation (2021)

- 1,555 new solar PV units installed in 2021. 1,263 new solar PV units installed in 2020, 1,504 new solar PV units installed in 2019, and 1,342 in 2018.
- 24.6 percent of waste streams diverted through organic and/or recycling in 2021.
- The Spruce Street Channel Improvement Project began construction in July 2019. Major construction work was completed in Fiscal Year 2020-21, including maintenance access ramps and flood control walls. The headwall for the culvert under Spruce Street was modified to improve flow. Plant installation was substantially completed in 2021. Plant establishment and erosion control measures will continue to be monitored for two (2) years post-installation, per requirements of wetland permits.
- City staff presented an update about the project to City Council on June 9, 2021. The presentation was posted to the City's website. Environmental Programs worked with other Departments to track the implementation of pollution prevention programs including the following activities:
 - Investigated 476 non-storm water discharges, public complaints, or spills.
 - Reviewed, approved, and inspected projects with structural Best Management Practices (BMPs) to treat runoff from development or redevelopment permits. In Fiscal Year 2020-21 there were 22 Priority Development Projects (PDP) in active review with 4 PDPs approved. The City's inventory of PDP projects was

144 projects, and 59 project site BMP maintenance inspections were conducted.

- Completed storm water program inspections and follow-up actions, sometimes issuing escalated enforcement to achieve compliance. In Fiscal Year 2020-21, the City performed 306 construction inspections, 57 municipal facility inspections, 1,956 commercial inspections, 194 industrial inspections, and 31 residential area inspections.
- City staff recorded visual water quality observations at 118 major storm drain outfalls and analyzed water quality at 6 sites, twice in 2021.
- Swept 8,657 miles of streets, removing 3,003 cubic yards of material before it reached storm drains. City Council approved the purchase of two (2) new street sweepers in September 2020. Due to delays with Air Pollution Control District permitting, the street sweepers were not staffed and in use until June 2021.
- Inspected 2,146 storm drain catch basins for accumulated debris and trash. Performed 757 cleanouts of storm drains, removing 132 tons of debris from the MS4.
- Cleaned 11 miles of open channel, removing 1,192 tons of invasive plants, trash and debris, and mobilized sediment prior to discharge to natural areas. The Wastewater Division implemented the sewer system maintenance program and achieved the following improvements in Fiscal Year 2020-21 resulting in reduced risk of exfiltration or sewer spills: 15.5 miles of pipeline, 1,150 feet of gravity main pipes lined, replaced, or repaired, and 276 miles of sewer lines cleaned.
- The City of Escondido implemented the existing development retrofits on private and public property, in accordance with the JRMP. Activities are focused on trash enclosures and landscape improvements, and are implemented in response to complaints, inspections, or enforcement, in addition to permit application review and site-specific conditions of approval.
- The City continued efforts to improve riparian habitat in the lowest earthen section of Reidy Creek just north of SR-78, before it becomes channelized and joins with Escondido Creek. The City supported the Escondido Creek Conservancy in implementing a \$380,873 California Department of Fish and Wildlife Proposition 1 grant to remove over 600 non-native trees, including Mexican Fan Palms. Awarded in early 2019, the grant activities will be completed by 2022. The project includes the development of a long-term management plan as part of the City's Landscape Maintenance District program, as well as a commitment by the City to prioritize the installation of trash capture devices upstream of the project area.
- The City removed 2 tons of trash retained by two floating trash booms across Escondido and Reidy Creek flood control channels.
- The Country Club golf course in the City of Escondido is being redeveloped into a residential community, Country Club Redevelopment Project - "The Villages". The Villages project site encompasses an area of 97.5 acres and will have structural biofiltration BMPs to treat runoff. The City's development

agreement requires the developer to treat storm water from over 100 acres of neighborhoods outside of the Villages project site as an improvement for water quality in the Upper San Marcos Creek and Lake San Marcos.

- In Fiscal Year 2020-21, the Utilities Department completed 64 virtual classroom presentations to approximately 1,017 elementary school students throughout Escondido to educate them about water conservation and pollution prevention.
- The City's Utilities Department/Recycling Division implemented several programs to support educational efforts for storm water pollution prevention, including household hazardous waste and used oil recycling events, compost workshops, and volunteer litter cleanups. The Division's outreach efforts were impacted by the COVID-19 stay-at-home order, and the staff has been working to shift to online-based or print outreach to students and the public. In Fiscal Year 2020-21, the Division continued efforts to reach as many residents as was feasible. The City sponsored electronic and household hazardous waste events twice a month, reaching approximately 200 people a month prior to March 2020. One e-waste/shred event was held in November 2020 where about 75 participants properly disposed of recyclable or hazardous material. No Compost workshops or Earth Day classroom presentations were held in Fiscal Year 2020-21. Two (2) lake cleanups were organized. The We Clean Escondido program, which normally supports approximately 10 neighborhood cleanup groups, was put on hold in March 2020 due to the pandemic, and then rebranded as part of the City's Volunteer Hub in April 2021.

Anticipated Implementation Activities (0-3 Years):

1. Prepare a Master Plan or design standards that identify gateways and visual quality guidelines.
2. Conduct a study to determine the feasibility of expanding the City's recycling program.

G. Growth Management

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

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

Indicators and General Plan Implementation (2021)

- Total population – 151,038
- Total fees collected through building permits in 2021:
 - Parkland fees – \$1,327,492
 - Traffic fees – \$1,628,281
 - Sewer fees – \$2,902,032
 - Water fees – \$1,067,620
- Monitored and reported annually on the performance of development activity.
- Working with LAFCO to complete a Sphere of Influence Update and MSR to confirm properties appropriate to re-zone.

Anticipated Implementation Activities (0-3 Years):

1. Participate in LAFCO's island annexation program and contribute to orderly and fiscally solvent annexations into the incorporated City.
2. Pursue various revenue measures and/or close extraneous expenditures, as established by the City Council.

H. Economic Prosperity

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

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

Indicators and General Plan Implementation (2021)

- Labor force² - 76,561
- Employed population – 53,683
 - Health Care and Social Assistance 11,718 (17%)
 - Government 9,737 (14%)
 - Construction 8,893 (13%)
 - Retail Trade 8,613 (12%)
 - Administrative Support, Waste Management, and Remediation Services 5,765 (8%)
- 11,087 total active business licenses, an increase of 6% (10,444 total licenses in 2020). This number includes Business Licenses that are active, in renewal status, and in process.
- Grand total receipts for all business license accounts – \$1,868.822. \$1,826,663 total receipts in 2020, \$1,907,274 receipts in 2019, \$2,013,116, in 2018, and \$1,913,790 in 2017.
- Continued to build on the momentum of the Innovate78 regional economic development initiative focused on business retention, expansion, and attraction along the 78-Corridor and strategies to expedite permit processing and improve overall customer service.
- Continued to communicate with all property owners on the north and south sides of Grand Avenue from Maple Street to Broadway to gather feedback and

² San Diego North Economic Development Council, City of Escondido - 2022 Economic Dashboard

provide an update on the Grand Avenue Vision Project Phase 2, as well as monitoring the Temporary Use Permit (TUP) program for on-street dining ending in January 2023.

- Participated in regional events to identify and promote the City as a great place to live, work, and play.

Anticipated Implementation Activities (0-3 Years):

1. Update the Comprehensive Economic Development Strategy (CEDS) document and continue to implement tactics listed in the CEDS.
2. Continuation of the Innovate78 initiative with new focus on the 78-Corridor's startup ecosystem, entrepreneurship, and talent pipeline development.
3. Partnership with the San Diego North Economic Development Council on a regional strategy for economic inclusion.
4. Explore opportunities for activation of City-owned properties in the Spruce Street and Quince Street area.
5. Explore tools to improve historic downtown core, including but not limited to, new housing developments, retail redevelopment, and parking availability.
6. Implement a communications strategy to promote business and industry news.
7. Explore new City revenue sources to fund government services through a Hotel Feasibility Study and a potential Downtown Escondido Community Benefit District.
8. Solidify industry cluster programs with key industries listed in the CEDS including agriculture and ag-tech as well as healthcare.
9. Explore ways to increase tourism through Visit Escondido.
10. Promote available career training and career growth resources with partner organizations.

V. Degree to which the General Plan complies with the Adopted OPR Guidelines

The Governor's Office of Planning and Research (OPR) is responsible for updating the resources for drafting and amending a general plan. OPR also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. OPR adopted General Plan Guidelines (GPG) in 2003 for use by local jurisdictions in the preparation of their general plans. Also, a December 2010 GPG update to the guidelines provided guidance on how to address the Complete Streets Act and modify the Circulation Element to plan for a balanced, multimodal transportation network. It is important to note that the Guidelines are permissive, not mandatory.

Staff has prepared an analysis of the Escondido General Plan compared to the general criteria included in State law, along with an evaluation of the degree to which the Escondido General Plan complies with the OPR Guidelines.

The GPG contain ten (10) chapters and three (3) appendices of requirements and references, in the following basic areas:

1. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
2. Sustainable Development and Environmental Justice: The General Plan complies with guidelines for sustainable development. General plan policies and programs generally discuss inclusive public participation, social and economic well-being, jobs/housing balance, managed and balanced growth, livable communities and quality of life, and responsible resource conservation. However, the City's update to the Housing Element and Community Protection chapter triggers the requirement to assess whether the City requires an environmental justice element compliant with Government Code section 65302(h). Based on the scores for pollution burden in the City and household median income, there are environmental justice communities within the City and preparation of an environmental justice element is underway.
3. Preparing and Amending the General Plan: The City complied with the Guidelines in the preparation and adoption of the General Plan (2012) and continues to comply with the Guidelines, the California Environmental Quality Act (CEQA), and the Government Code in the processing of any General Plan amendments.
4. Required Elements: The General Plan contains all of the required elements (Appendix B).

5. Format and Element Integration: The format of the General Plan complies with the Guidelines in that all of the required elements are present and no one element takes precedence over any other (equal legal status). The document is posted on the City's website and available for public review at City Hall and the Library.
6. Optional Elements: The General Plan includes optional elements that are either individual sections or are consolidated with other elements.
7. CEQA and the General Plan: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.
8. Public Participation: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
9. Implementing the General Plan: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.

Special General Plan Considerations: The General Plan preparation and administration comply with the applicable Acts.

VI. Plans, Projects, and Accomplishments

The Planning and Building Divisions processed a variety of Planning permits during 2021, including Conditional Use Permits (CUPs), Subdivision Map requests, and associated Environmental Reviews. The breakdown in applications received is reported in the Land Use portion of the General Plan indicators.

Progress in meeting the City's Share of Regional Housing Needs

Government Code Section 65400(a)(2)(B) provides: "*The Housing Element portion of the Annual Progress Report shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development.*" The tables provided in Appendix D demonstrate the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of 10 Excel spreadsheets. Appendix D also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2012 since the Sixth Cycle Housing Element is not yet certified by HCD.

VII. Conclusion

The General Plan is the City's guiding vision. Upkeep and maintenance of the General Plan is a continuous process. As noted in this Annual Progress Report, the City implements the General Plan's vision in its many Planning projects on a day-to-day basis, and strives to include the public in the decision-making process.

APPENDIX A: GOVERNMENT CODE SECTION 65400

Government Code Section 65400

a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

A) The status of the plan and progress in its implementation.

B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments. The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision. The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

C) The number of housing development applications received in the prior year.

D) The number of units included in all development applications in the prior year.

- E) The number of units approved and disapproved in the prior year.
- F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.
- G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.
- H) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.
- I) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.
- J) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.
- K) The following information with respect to density bonuses granted in accordance with Section 65915: The number of density bonus applications received by the city or county. The number of density bonus applications approved by the city or county. Data from a sample of projects, selected by the planning agency, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.
- b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall

retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section is fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six (6) months following that adoption.

APPENDIX B: GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

State law requires that general plans include seven (7) elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The relationship between State mandated elements and the Escondido General Plan are illustrated below.

Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies a variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.

Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and ground stationary noise sources.
Housing	Housing	Develops a plan to meet the current and future housing needs of all people within the community, regardless of socio-economic status.
Optional Element	Community Health and Services	Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.
Optional Element	Growth Management	Develops quality of life standards and establishes public facility planning strategies.
Optional Element	Economic Prosperity	Provides a policy framework to promote the City's long-term viability and advances the City's position as a "economic hub" with employment and business opportunities.

APPENDIX C: PIPELINE PROJECTS

Development Activity Map:

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

APPENDIX D: 2021 HOUSING ELEMENT ANNUAL REPORT

The Escondido City Council received the 2021 Housing Element Annual Report (2021 APR) on March 30, 2022. The 2021 APR was submitted to the State Department of Housing and Community Development (HCD), the Governor's Office of Planning and Research (OPR), and the San Diego Association of Governments (SANDAG) on April 1, 2022.

2021 APR:

https://www.escondido.org/Data/Sites/1/media/Housing/2021CY_HEAPR.pdf