

APPENDIX 3.1.5-1

*City of Escondido General Plan Policy
Consistency Analysis Table*

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City of Escondido General Plan Policy Consistency Analysis Table

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
<i>City of Escondido General Plan</i>			
<i>Quality of Life Standards (Page I-12)</i>			
Standard 1: Traffic and Transportation	Circulation Element streets and intersections shall be planned and developed to achieve a minimum level of service "C" defined by the Highway Capacity Manual as amended or updated, or such other national standard as deemed appropriate by the city. In addition, the city shall support public transportation facilities through such measures as requiring right-of-way for commuter rail or park-and-ride facilities, transit stops or facilities, or for other transportation needs.	The Project would result in shifting some street segments and intersections to below a level of service (LOS) C; see Tables 2.7-6, 2.7-7, 2.7-10, 2.7-11. Some existing street segments currently operate at LOS D and E; see Section 2.7 of this EIR. However, the Project includes mitigation (M-TR-1 through M-TR-7) that would reduce all impacts to a level less than significant. It should be noted that some intersections and street segments currently operate below LOS C. Therefore, with mitigation, the Project would not cause any additional street segments or roadways to operate at below a LOS C and would not hinder the City of Escondido (City) from planning to achieve LOS C. In addition, the Specific Plan would not hinder the City's ability to support public transportation facilities.	Consistent.
Standard 2: Public Schools	The community shall have sufficient classroom space to meet state mandated space requirements and teacher/student ratios, with student attendance calculated on prescribed state and/or local school board standards. Implementation of this standard shall be the responsibility of the school districts and other appropriate agencies.	The community planned as part of the Project would not cause classroom space to fall below state-mandated space requirements and teacher/student ratios. Additionally, as explained in Section 3.1.7, Public Services, dedication of land or residential impact fees set as the maximum amount permitted by the Government Code Section 65995 would be required as a condition of approval for the Project.	Consistent.

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Standard 3: Fire Service	In urbanized areas of the city, an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Paramedic Assessment Unit (PAU) calls and a maximum response time of ten (10) minutes for supporting companies shall be maintained. A minimum of seven (7) total fire stations each staffed with a PSU engine company shall be in place prior to General Plan build-out. For outlying areas beyond a five (5) minute travel time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief.	The Project shall install fire sprinkler or equivalent systems into each residential unit. The Project would not cause the initial response time to fall below 7.5 minutes for all structure fire and emergency PAU calls and a maximum response time of 10 minutes for supporting companies. As discussed in Section 3.1.7, Public Services, in order to maintain adequate response times to serve the cumulative projects, the construction or expansion of fire protection facilities would be required.	Consistent.
Standard 4: Police Service	The city shall maintain personnel staffing levels based on community generated workloads and officer availability.	The Project would not alter the City's ability to maintain personnel staffing levels based on community generated workloads and officer availability. Additionally, as discussed in Section 3.1.7, Public Services, the Project would be required by the City to pay a fee of \$4,533 per dwelling unit for the purpose of ensuring that police response services standards are met with the respect to the additional needs created by such development.	Consistent.
Quality of Life Standard 5: Wastewater System	The city wastewater system shall have adequate conveyance pipelines, pumping, outfall, and secondary treatment capacities to meet both normal and peak demands to avoid wastewater spills affecting stream courses and reservoirs.	The Project would require adequate conveyance pipelines, pumping, outfall, and secondary treatment capacities to meet both normal and peak demands to avoid wastewater spills affecting stream courses and reservoirs. As discussed in Section 3.1.9, Utilities and Service Systems, the Project would construct new gravity sewer pipelines that would abut the existing sewer collection system in the area. Additionally, the Hale Avenue Resource Recovery Facility (HARRF) has the capacity to account for the additional wastewater flow generated by the Project.	Consistent.

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Standard 6: Parks Systems	The city shall provide a minimum of 11.8 acres of active and passive parkland per 1,000 dwelling units. This parkland acreage shall involve a minimum of 5.9 acres of developed active neighborhood and community parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation per 1,000 dwelling units.	The Project would ensure provision of a minimum of 11.8 acres of active and passive parkland per 1,000 dwelling units, including a minimum of 5.9 acres of developed active neighborhood and community parks and 5.9 acres of passive park land and/or open space for habitat preservation per 1,000 dwelling units. As stated in Section 3.1.8, Recreation, the Project would provide a total of approximately 29 acres of greenbelt, which includes four neighborhood parks along approximately 4 miles of trails. Additionally, the developer would pay the City's park fee of \$4,129 per dwelling unit, ensuring that these standards established by the City are met.	Consistent.
Standard 7: Library Service	The public library system shall maintain a stock and staffing of two (2) collection items per capita and three (3) public library staff per 8,000 residents of the City of Escondido. The city shall provide appropriate library facilities with a minimum of 1.6 square feet of library facility floor area per dwelling unit of the city prior to buildout of the General Plan where feasible.	The Project would maintain the required three public library staff per 8,000 residents and would ensure provision of appropriate library facilities with a minimum of 1.6 square feet of library facility floor area per dwelling unit of the City prior to build-out of the General Plan where feasible. As discussed in Section 3.1.7, Public Services, the Project would be required by the City to pay a fee of \$,533 per dwelling unit to ensure public facility standards such as this are met with respect to the additional needs created by such development.	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Standard 8: Open Space System	A system of open space corridors, easements, acquisition programs and trails shall be established in the Resource Conservation Element. Sensitive lands including permanent bodies of water, floodways, wetlands, riparian and woodland areas, and slopes over 35 percent inclination shall be preserved.	The Project would include approximately 48 acres of open space and would preserve permanent bodies of water, floodways, wetlands, riparian and woodland areas, and slopes over 35% inclination. As stated in Section 3.1.8, Recreation, the Project would provide a total of approximately 29 acres of greenbelt within the open space area, which includes four neighborhood parks along approximately 4 miles of trails. As discussed in Section 2.2, Biological Resources, the Project would remove or permanently disturb 0.29 acres of sensitive natural communities. However, M-BI-2 (restoration, preservation and management of on-site open space) would reduce the impact to a level less than significant by having the Project applicant retain a qualified biologist to perform a pre-construction survey of potential nesting habitat to confirm the absence of active nests belonging to migratory birds and raptors should construction happen during the general bird breeding season.	Consistent.
Standard 9: Air Quality	The city shall establish a Climate Action Plan with feasible and appropriate local policies and measures aimed at reducing regional greenhouse gas emissions.	Based on building square footage, the Project is 97.74% residential and 2.26% commercial. The Project would score 103.7 points on the residential screening table and 2.5 points on the commercial/industrial screening table, for a total of 106.2 points for the Project. Because the Project scored greater than 100 points on the E-CAP screening table, it would be consistent with the City's E-CAP. Thus, the Project would not impact the City's ability to establish a Climate Action Plan.	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Standard 10: Water System	The city shall maintain provisions for an adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 540 gallons per day per household or as established by the city's Water Master Plan. Federal and state drinking water quality standards shall be maintained.	The Project would maintain an adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall maintain drinking water quality standards. As discussed in Section 3.1.9, Utilities and Service Systems, the Project's maximum development would result in a less than 5% increase in service connections and therefore would require completion of a water supply assessment and water verification because it falls below the development threshold of 500 residential units. Additionally, as discussed in Section 3.1.4, Hydrology and Water Quality, best management practices (BMPs) and state-mandated measures would ensure that short-term impacts from construction-related activities would not violate any water quality standards.	Consistent.
Standard 11: Economic Prosperity	The city shall implement programs and support efforts to increase Escondido's median household income and per capita wage. Programs shall focus on actively fostering entrepreneurial opportunities, recruiting new businesses, and encouraging expansion of existing businesses to increase employment densities.	The Project would not impact the City's implementation of programs and support efforts to increase Escondido's median household income and per capita wage. As discussed in Section 3.1.6, Population and Housing, the Project would include housing considered affordable by the local workforce.	Consistent.
<i>Land Use and Community Form (Page I-17)</i>			
Goal 1	A community composed of distinct residential neighborhoods, business districts, and employment centers, whose urban form reflects the natural environmental setting	The Villages Specific Plan integrates three distinct land use concepts within the Project site. The first land use is an extensive Open Space System for trails, a series of four neighborhood parks and environmental drainage features. The second land use is the Village Center and community farm, which would consist of demolishing the former Escondido Country Club (ECC) clubhouse and replacing it with a new resort-style Village Center and community farm. The third land	Consistent.

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		use, consisting of three residential villages, will create a variety of single-family homes, with a limited number of duplex units and clusters of senior-targeted residences designed to be compatible with the building type and density of the existing residential land uses. The three distinct land uses, along with the three residential villages, would reflect the land use setting and the natural environmental setting of the area.	
Policy 1.1	New development should serve to reinforce the city's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals.	The Project would have three residential villages that would create a variety of single-family homes, with a limited number of duplex units and clusters of senior-targeted residences designed to be compatible with the building type and density of the existing residential land uses.	Consistent.
Policy 1.3	Focus development into areas where land use changes achieve the community's long term goals. Facilitate development that is consistent with the build out vision for each area through incentive programs and efficient administrative and discretionary approval processes for plot plans, Planned Developments, Area Plans, Specific Plans, and Zoning Overlays.	The Project would focus development into areas where land use changes achieve the community's long-term goals and would facilitate development that is consistent with the build-out vision for the ECC area through a Specific Plan. The proposed Specific Planning Area (SPA #14) would include land uses in a manner that achieves the goals of the City's General Plan and the existing ECC community. The proposed land uses would be surrounded by existing development and connected to existing infrastructure. An emphasis would be placed on returning the lost recreational, social and visual amenities through the new lands uses that is financially supported by desirable, quality single-family residential	Consistent.

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		development. Additionally, the Project's goals include providing a range of quality residential homes to assist the City in implementing the General Plan's housing goals and accommodating existing, planned, and future growth in North San Diego County by providing a diverse range of housing opportunities with interrelated villages for the benefit of the new community and surrounding areas.	
Policy 1.5	The city should maintain its single-family residential development pattern, except in locations such as the downtown, along major transportation corridors, and around commercial and public activity centers, where higher densities are more appropriate.	The Project would create a variety of single-family homes, with a limited number of duplex units and clusters of senior-targeted residences designed to be compatible with the building type and density of the existing residential land uses.	Consistent.
Policy 1.8	Require development projects to locate and design buildings, construct energy and water efficient infrastructure, reduce greenhouse gas emissions, enhance community livability and economic vitality, and implement other practices contributing to sustainable resources.	The Project applicant has committed to exceeding the current 2016 Title 24 energy standards by 15%, and also – as a matter of law – the Project would be constructed in accordance with the building code in place at the time of construction. The Project will also involve implementation of rooftop solar photovoltaic systems, which will meet 70% of residential building electricity demand and 50% of the Village Center's electricity demand.	Consistent.
Policy 1.10	Reduce light pollution and preserve views of the night sky through the design and siting of light fixtures to minimize light spill-over onto adjacent properties.	Nighttime exterior lighting would be provided at the Project site for safety, security, and circulation purposes. Consistent with Article 35 of the Zoning Ordinance, all exterior lighting fixtures, with the exception of street lamps, would be aimed or shielded so that unnecessary nighttime lighting and glare would be reduced for the benefit of City residents and astronomical research at Palomar Mountain Observatory. Additionally, the Project's Specific Plan contains conceptual lighting guidelines designed to meet all City	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		requirements and be sensitive to the existing “night skies” conditions.	
Policy 1.11	Encourage new development to minimize the creation of incompatible glare through development design features (e.g., minimizing use of certain types of exterior building materials).	In accordance with Zoning Ordinance Section 33-713, street lighting installed on the private streets would comply with the City’s Engineering Design Standards and Standard Drawings. Windows on the proposed residences and associated cars have the potential to create new sources of glare. However, these uses and glare sources would not be inconsistent with the surrounding land uses, as the Project site is surrounded by residential development to the north, south, east, and west. Also, the Project would not use highly reflective materials.	Consistent.
Policy 2.2	Apply zoning overlays to implement specific standards, regulations and guidelines that further advance General Plan policies and city programs for development within Land Use Area Plans and Specific Plans	To achieve the same purpose as applying zoning overlays to implement specific standards, regulations and guidelines that further advance General Plan policies and City programs for development, the Project would be regulated pursuant to a Specific Plan. The Specific Plan would regulate land uses and development standards needed to further advance General Plan Policies by dedicating 48 acres of permanent open space, greenbelt, parks, recreation, social, and community amenities.	Consistent.
Policy 2.4	Consider locational and operational characteristics of existing and proposed land uses, as well as the surrounding zoning patterns, when establishing zoning and overlay designations to ensure compatibility and appropriateness.	The Project considers locational and operational characteristics of existing and proposed land uses, as well as the surrounding zoning patterns to ensure compatibility with the Specific Plan. Specifically, Project densities would be compatible with the existing, adjacent residential uses. Proposed residential development within the Project incorporates a design that reflects the rural and open space elements found within adjacent communities. The	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		<p>Project's compliance with these design guidelines and other provisions of the Specific Plan ensure that the Project would be compatible with the adjacent off-site land uses and those land uses proposed within the Project site. In addition, the Project incorporates an extensive Open Space System for walking trails, a series of pocket parks, and environmental drainage features that buffer the existing homes adjacent to the original golf course from the proposed 392 new homes.</p>	
<p>Goal 3</p>	<p>Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs.</p>	<p>The Project would include neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs. Within each of the three villages there would be a mixture of single-family detached and attached housing types that would range from 1,800 square feet to 2,900 square feet, with a percentage of the residences being age-targeted for seniors. The three design styles that would be incorporated into the villages to create separate identities are Spanish Monterey, Western Cottage, and Craftsman. This variety of housing choices would supplement the existing variety of housing types, lot sizes, and design features that have been developed since the original master planned retirement community was approved in the 1960s.</p> <p>In addition to the residential element, the Project incorporates recreational, social, and farm support services for convenient access by new residents and existing residents that choose to purchase membership to the Clubhouse. These support services including walking trails, pocket parks, a swimming pool,</p>	<p>Consistent.</p>

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		tennis/pickle ball court(s), gym facilities, and a professionally managed Clubhouse that would feature an on-site bar, restaurant, community green and a community farm and farm stand.	
Policy 3.5	Establish minimum single family lot sizes as prescribed in Figure II-6 unless the development is clustered in accordance with the cluster provisions.	The Project development would be clustered in accordance with cluster provisions of the proposed land use designations. Clustering is permitted in the Residential Urban I land used designation. Amending the General Plan Land Use Designations from Residential Urban I to SPA would allow the flexible clustering of single-family residential lot sizes in a manner that best responds to the Project goals and site constraints of the Project site.	Consistent.
Policy 3.9	<p>Promote new residential subdivisions, multi-family Projects, and development in Mixed Use Overlay areas to incorporate smart growth principles such as:</p> <ul style="list-style-type: none"> a) Walkways, shade trees, seating areas and other pedestrian activity, and enhance resident quality of life; b) Features that promote the use of alternative transportation options; c) Opportunities for residents to conduct routine errands close to their residence; d) Maximum connectivity with surrounding uses to become a part of the area rather than an isolated Project; e) Architectural elements or themes from the surrounding neighborhood; and, f) Appropriate transitions between land use designations to minimize compatibility conflicts. 	<p>As discussed in Chapter 1, Project Description, the Project would be a new residential subdivision with multi-family elements. The Specific Plan would incorporate smart growth principles such as connectivity with surrounding uses to become part of the area rather than an isolated project; incorporate architectural elements or themes from the surrounding neighborhood; include an Open Space System with walkways, a greenbelt, parks, and recreational/pedestrian amenities; and provide appropriate transitions between land use designations to minimize compatibility conflicts. The proposed walkways throughout the Project area encourage the use of alternative transportation options, and maximum connectivity with the surrounding area. Additionally, in order to apply appropriate transitions between existing and proposed development, the Project would include a landscaped buffer between all new and existing homes.</p>	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 3.10	Encourage proportionate numbers of two-story dwelling units within single family detached subdivisions to promote variety and avoid monotonous streetscapes and visual impacts.	The Project would incorporate one-story and two-story dwelling units within the single-family detached subdivisions as part of the development to promote variety and avoid monotonous streetscapes and visual impacts.	Consistent.
Goal 4	Residential neighborhoods that are well maintained and enduring, and continue to be great places to live for multiple generations.	The Project would establish an economically successful and sustainable mix of land uses, which would be available for multiple generations. The residential neighborhoods would improve lifestyles through the creative design elements and site utilization that would provide access to trails and neighborhood parks in the greenbelt. Additionally, the Village Center would provide administrative offices, a contemporary restaurant and bar featuring farm-to-table produce, an event courtyard with banquet facilities to host weddings and community celebrations, a Village Green to accommodate performances and outdoor gatherings, and a convenience grocery store featuring locally grown produce from the on-site professionally managed community farm. These components would improve the quality of life for residents and surrounding neighborhoods.	Consistent.
Policy 4.3	Integrate pedestrian-friendly features, promote walkability, and work with residents to enhance existing neighborhood character and aesthetics.	The Project would integrate pedestrian-friendly features, promote walkability, and work with residents to enhance existing neighborhood character and aesthetics. In particular, the 48-acre Open Space System proposed as part of the Project promotes walkability with a 4-mile walking trail system. Pedestrian-friendly features include traffic calming measures along West Country Club Lane, and a new resort-style Clubhouse with recreational, social, and community farm amenities.	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		<p>Through a collaborative visioning process, the Project would create a development program that would reestablish the social fabric of the community that has been lost with the abandonment of the Escondido Country Club and golf course. Guided by ECC community residents, the Project provides a number of amenities that can be used by both the new residents that purchase homes within the site and by existing nearby residents.</p>	
Goal 5	Clustering of single family residential units to maintain site topography, protect natural resources, and avoid hazards.	<p>The Project would cluster single-family residential units to maintain site topography, protect natural resources, and avoid hazards. Specifically, the new single-family residential units are clustered and surrounded by a 48-acre Open Space System designed to provides a visual, noise, and land use buffer between the existing residences bordering the original golf course and the new residential land uses. The vision for the Project also places an emphasis on the restoration of existing man-made concrete drainage facilities to conditions that simulate the natural environment. Additionally, the 29 acres of greenbelt provides recreational amenities to both existing and new residents.</p> <p>With respect to the site's topography, most of the Project site is relatively low-lying and level, with slight undulations used to define the previous golf holes. Focus was placed on locating the new residential uses at a lower elevation than and far enough away from the existing residences to maintain near views of the Open Space System, with its greenbelt, and previous distant views from the existing residences in the area.</p>	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 5.2	Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit.	The Project would cluster the proposed homes to avoid the natural watercourse of San Marcos Creek. Additionally, the Project would use clustering to provide more affordable, market-rate housing to the community. As such, the Project's clustering would be used to preserve San Marcos Creek and provide a community benefit.	Consistent.
Policy 5.4	When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site.	The pad elevations for the new residential development have been designed to be lower than the existing development in most areas so that existing near views of the golf course are replaced by views of the landscaped greenbelt and Open Space System. The greenbelt/open space areas would enhance the screening and buffering of views from surrounding residences and roadways (namely West Country Club Lane, La Mirada Street, La Brea Street, and Portola Avenue). Additionally, the Project would be designed to maintain a relatively low profile and would be similarly scaled to residential development in the area. The Project would not substantially interrupt or obstruct available views from any scenic vistas, major roads, or public open space areas. No designated scenic vistas would be impacted by the Project.	Consistent.
Policy 5.10	When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area.	It was determined that for all key viewpoints (key views), the Project would not substantially degrade the existing visual character or quality of the site, and in some cases (such as Key View 3 and Key View 5) the Project would improve the existing visual quality of the site compared to what exists today. The Project is consistent in height, bulk, and scale with the surrounding existing residences. Implementation of the Project's Specific Plan landscape design	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		would achieve a coherent and consistent landscape theme and new residences would be visually compatible with existing residences that border the Project site.	
Policy 6.3	<p>Development proposals involving Planned Developments shall address and/or include, if applicable:</p> <ul style="list-style-type: none"> a) Visual impacts of the development from the Valley floor and from adjoining properties; b) Preservation of the natural setting by minimizing earth movement and removal of native vegetation and by using compatible building materials, textures and colors; c) Grading, erosion control and revegetation/landscaping requirements; d) Preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering techniques to control undesired access; e) Implementation of appropriate management techniques in areas of rare and endangered plant and animal species; f) Adequate buffers and separations from adjacent properties; g) Superlative architectural design features of all structures; h) Adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape; and i) Preservation/maintenance of common open space or community area. 	<p>As discussed in Section 3.1.1, Aesthetics, the Project would address visual impacts of the development of the Project site. The Aesthetics section also includes guidelines for slope height and slope ratios to minimize visual impacts on adjoin properties and views from public streets. Additionally, building materials and color schemes would blend with the natural landscape of earth tones for main accessory structures, fences, and walls, thus preserving the natural setting.</p> <p>As discussed in Section 2.2, Biological Resources, the Project would establish/reestablish, enhance, and preserve a total area of 8.08 acres on site. Section 2.2 also states that no special-status plant or animal species were observed within the Project site during 2016 site surveys. Sensitive natural communities would be mitigated on site at a minimum 3:1 ratio through preservation actions.</p> <p>As discussed in Section 3.1.4, Hydrology and Water Quality, the Project would not result in substantial erosion or siltation on or off site. However, grading and erosion control BMPs would be implemented with the Project. The Project would have a less than significant impact on San Marcos Creek, which is an impaired water body listed on the Clean Water Act Section 303(d) list, as well as the adjoining vegetation.</p> <p>Chapter 1, Project Description, includes Project objectives, in which a landscaped buffer between all new and existing homes is included.</p>	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Goal 7	Districts containing a mix of uses enabling residents to live close to their jobs, shopping, entertainment, and recreation, reducing the need to use the automobile and promoting walking and healthy lifestyles.	The Project would provide residential units as well as entertainment, recreational, and social amenities. The resort-style Clubhouse, to be built in the same location as the original clubhouse, would provide a variety of recreational, social, and community farm amenities for new home buyers and nearby residents that choose to purchase membership to the Clubhouse. The public would be welcome to patronize the new restaurant and bar as well as the farm stand. Additionally, the Specific Alignment Plan (SAP) would provide a series of intersection improvements designed to calm traffic speeds and enhance pedestrian and bicycle circulation in order to promote walking and healthy lifestyles.	Consistent.
Goal 11	Large-scale, multi-use Projects that create a sense of distinct identity, provide amenities, and are cohesively and comprehensively developed.	The Project would create a sense of distinct identity, provide amenities, and be cohesively and comprehensively developed. As specified in the Project description in Chapter 1, the Project would develop the original site of the clubhouse and golf course in a manner that restores the social fabric of the community that was lost with the elimination of the Escondido Country Club, by providing spaces to gather, socialize, dine, recreate, and learn. As a comprehensively planned development, the Project design uses the original golf course area to create separate villages with distinctive identities. Both new and existing residents would have full access to the 29-acre greenbelt and approximately 4 miles of trails that separate their homes. The resort-style Clubhouse, to be built in the same location as the original clubhouse, would provide a variety of recreational, social, and community farm amenities for new	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		<p>home buyers and nearby residents that choose to purchase membership to the Clubhouse. The public would be welcome to patronize the new restaurant and bar as well as the farm stand.</p>	
Policy 11.3	<p>Specific Plans shall not be utilized in a wide-spread manner to circumvent or modify the character or intent of ordinances, land use designations and/or city goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Planning process.</p>	<p>The Project would not be developed under a Specific Plan that would circumvent or modify the character or intent of City ordinances, land use designations, and/or City goals and objectives, but would be ideally suited for comprehensive planning efforts. The Project site and the combination of land uses proposed to meet Project objectives are well suited for the Specific Planning process and would allow for comprehensive planning of the golf course land and replacement with new residential development in a suitable manner. The redevelopment of the Project site requires a comprehensive planning effort to provide an open space land use to separate and buffer existing residents from new residential development and provide recreational and social amenities that would restore the social fabric of the community that was lost with the elimination of the Escondido Country Club, by providing spaces to gather, socialize, dine, recreate, and learn.</p>	Consistent.
Goal 12	<p>Open space lands that provide an attractive environmental setting for Escondido and visual relief from development, protect the viability of natural resources and habitat, offer recreational opportunities for residents and visitors, and protect the public from the risks of natural hazards.</p>	<p>As described in Chapter 1, Project Description, the Project would provide 48 acres dedicated as permanent open space lands for an attractive environmental setting and visual relief from development. As discussed in Section 2.2, Biological Resources, implementation of mitigation measures would avoid significant impacts to natural resources and habitat. As discussed in Section 3.1.8, Recreation, the Project would provide a total of approximately 29 acres of</p>	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		<p>greenbelt, which includes four neighborhood parks along approximately 4 miles of trails. Active recreational facilities would include a gym, swimming pool, and tennis/pickle ball court(s), thus offering recreational opportunities for residents and visitors.</p> <p>Section 3.1.7, Public Services, describes emergency services provided to the Project, including fire protection, which will provide suitable services to the Project. Additionally, Section 3.1.3, Geology and Soils, indicates that risks from fault rupture, ground shaking, liquefaction, landslide, soil erosion, unstable soils, and expansive soils would be less than significant.</p> <p>One of the key site planning features of the Project is the 48-acre Open Space System that surrounds the entire Specific Plan Area. The Open Space System would accommodate San Marcos Creek, which protects the public from flood hazard and conveys drainage within environmental channels from upstream tributaries as well as the surrounding development. The landscaped greenbelt encompasses approximately 29 acres and not only acts as a buffer between the new and existing homes, but provides visual relief between existing and new development. A system of trails and pocket parks that offer recreational opportunities for new and nearby residents would be provided within the greenbelt.</p>	
Policy 12.1	Establish the Open Space / Park land use designation to identify city and county properties reserved for active and passive parks, habitat preservation, and public safety purposes as described in Figure II-6.	The Project would establish Open Space/Park land uses for active and passive park use, habitat preservation, and public safety purposes. In particular, the 48-acre Open Space System would be privately owned and maintained, whereas the 29-acre greenbelt,	Consistent.

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Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		with its walking trails and pocket parks, would be publicly available and would satisfy some of the need for active and passive public parks. The 19 acres of environmental drainage channels would provide public safety from flood hazards and provide some additional habitat for wildlife.	
Goal 18	Environmental quality regulations that mitigate for impacts associated with development to preserve and protect Escondido's unique environment.	The Project would mitigate impacts associated with development to preserve and protect the City's unique environment. As specified in Section 2.2, Biological Resources, M-BI-2 would implement a Restoration Plan for the establishment/reestablishment and enhancement of sensitive habitat within the Project's open space, and the record of a conservation easement, restrictive covenant, or other protective mechanisms, which would preserve and protect Escondido's unique environment.	Consistent.
<i>Mobility and Infrastructure (Page I-18)</i>			
Goal 1	An accessible, safe, convenient, and integrated multimodal network that connects all users and moves goods and people within the community and region efficiently.	As discussed in Section 2.7, Transportation and Traffic, the Project would link the private and public streets that provide vehicle access to the new residences with the existing circulation system. The primary point of access to the existing circulation system would be West Country Club Lane, which is classified as a Major Road. Traffic calming measures would be installed along this street to more safely accommodate pedestrian and vehicular circulation. Each village would have its own primary access routes to move goods and people efficiently through the community, as well as emergency access routes where needed for public safety. The greenbelt trail system for pedestrians and bicyclists also would serve to interconnect the villages, the Clubhouse, and the surrounding community. Therefore, the Project	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		would provide an accessible, safe, convenient, and integrated multimodal network that connects all users within the community efficiently.	
Policy 2.1	Ensure that the existing and future transportation system is inter-connected and serves multiple modes of travel, such as walking, biking, transit, and driving for safe and convenient travel.	As discussed in Section 2.7, Transportation and Traffic, the Project would be interconnected by linking private and public streets to provide vehicle access to the new residences. It would also cater to multiple modes of travel by adding a pedestrian/bicycle path to the local circulation system. Traffic calming measures will be required to be installed along West Country Club to more safely accommodate pedestrian and vehicular circulation. Therefore, the Project would ensure that any future transportation system implemented as part of the development would be interconnected and multimodal, and would thus be consistent with this policy.	Consistent.
Policy 2.2	Provide a safe, efficient and accessible transportation network that meets the needs of users of all ages including seniors, children, dis-abled persons, and adults.	As discussed in Section 2.7, Transportation and Traffic, traffic calming street improvements along Country Club Lane and installation of adaptive signalization along El Norte Parkway, as well as improvements to the southbound I-15 on-ramp, would meet the needs of pedestrians and vehicular drivers of all ages. Traffic calming would more safely accommodate pedestrian and vehicular circulation. Therefore, the Project would provide a safer, more efficient, and accessible transportation network that meets the needs of users of all ages including seniors, children, disabled persons, and adults.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 2.7	Remove barriers, where feasible, to allow people of all abilities to access the mobility infrastructure serving the community.	The Project would remove barriers, where feasible, to allow people of all abilities to access the mobility infrastructure serving the community. In particular, the Project would be constructed in accordance with the Americans with Disabilities Act (ADA).	Consistent.
Policy 3.2	Develop and manage pedestrian facilities to maintain an acceptable Level of Service.	The SAP would provide a series of intersection improvements designed to calm traffic speeds and enhance pedestrian and bicycle circulation. With implementation of M-TR-1 through M-TR-7 , acceptable LOS standards per the County and City thresholds would be met. Refer to Section 2.7 for specific mitigation measures.	Consistent.
Policy 3.3	Maintain a pedestrian environment that is accessible to all and that is safe, attractive, and encourages walking.	The Project would provide and maintain a pedestrian environment that is accessible to all and that is safe, attractive, and encourages walking. The Project would incorporate a 48-acre Open Space System and a 29-acre greenbelt with a series of pocket parks located along approximately 4 miles of walking trails available to new and existing residents.	Consistent.
Policy 3.5	Promote walking and improve the pedestrian experience by requiring pedestrian facilities along all classified streets designated on the Circulation Plan; implementing streetscape improvements along pedestrian routes that incorporate such elements as shade trees, street furniture, and lighting; orienting development toward the street; employing traffic calming measures; and enforcing vehicle speeds on both residential and arterial streets.	As discussed in Section 2.7, Transportation and Traffic, the Project would promote walking via the proposed pedestrian/bicycle path along the perimeter of the Project site. The Project would also employ traffic calming measures as described in Section 2.7 and would enforce vehicle speed limits on both residential and arterial streets. As addressed in Section 3.1.1, Aesthetics, the path would implement streetscape improvements along pedestrian routes that incorporate such elements as shade trees and lighting. Additionally, the proposed development would orient development toward the street for pedestrian safety. Therefore, the Project would be consistent with this policy.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 3.10	Design and construct pedestrian-friendly streetscape improvements that reduce stormwater and pollutant runoff into the drainage system, using such techniques as urban bio-swales for the filtering of pollutants and permeable hardscapes.	As discussed in Section 3.1.4, Hydrology and Water Quality, the Project would include pedestrian-friendly streetscape improvements to reduce stormwater and pollutant runoff into the drainage system. For instance, the existing man-made concrete drainage channels will be reconstructed as open environmental drainage channels and biofiltration basins to treat stormwater from the proposed land uses as well as to safely carry stormwater from San Marcos Creek through the Project site.	Consistent.
Policy 4.2	Develop and manage bicycle facilities to maintain an acceptable Level of Service.	The SAP would provide a series of intersection improvements designed to calm traffic speeds and enhance pedestrian and bicycle circulation. Additionally, with implementation of M-TR-1 through M-TR-7 , acceptable LOS standards per the County and City thresholds would be met. Refer to Section 2.7 for specific mitigation measures.	Consistent.
Policy 4.3	Promote bicycling as a common mode of transportation and recreation to help reduce traffic congestion.	The SAP will show all improvement within the public right-of-way designed to enhance pedestrian and bicycle use, such as traffic calming measures and roundabouts, thus increasing public safety. The SAP would provide a series of intersection improvements designed to calm traffic speeds and enhance pedestrian and bicycle circulation. Traffic calming measure would be introduced along West Country Club Lane to reduce traffic speeds, encourage pedestrian and bicycle use, and improve public safety. Additionally, the Project would be compliant with the City's Bicycle Facilities Master Plan's goals, objectives, and policies.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 6.1	Develop and implement Transportation Demand Management (TDM) and complete street programs to reduce automobile travel demand that may include, but shall not be limited to: preparing site-specific peak-hour traffic-management plans; promoting ride-sharing and carpooling for residents and non-residents through preferential parking; providing park-and-ride facilities adjacent to the regional transit system; and supporting transit subsidies.	As part of the Project, an SAP is proposed for the segment of Country Club Lane fronting the Project site, from Golden Circle Drive in the west to Nutmeg Street in the east (see Figure 1-1, Project Site Plan, in Chapter 1, Project Description; and Figure 2.7-3, Project Traffic Distribution). The SAP would provide a series of intersection improvements designed to calm traffic speeds and enhance pedestrian and bicycle circulation. Proposed improvements include the provision of roundabouts at Golden Circle Drive, Firestone Drive, and La Brea Street; traffic signals with pedestrian crosswalks at Gary Lane and Nutmeg Street; and narrowed lanes and buffered bike lanes.	Consistent.
Policy 7.6	Ensure that identified mobility system improvements are developed in a timely manner to meet the needs of the community.	The Project would ensure that identified mobility system improvements would be developed in a timely manner to meet the needs of the community. Traffic calming street improvements along Country Club Lane, installation of adaptive signalization along El Norte Parkway, and improvements to the southbound I-15 on-ramp would be constructed prior to completion of the Project.	Consistent.
Policy 7.7	Require new development Projects to analyze local traffic impacts, and construct and implement the improvements required for that development.	As detailed in Section 2.7, Transportation and Traffic, the Project would analyze local traffic impacts on multiple roadway segments, intersections, two-lane highways, and ramps. Additionally, the Project would include improvements designed to calm traffic speeds and mitigate near-term and cumulative traffic impacts. In addition, the Project applicant prepared a Transportation Impact Analysis and designed mitigation measures to minimize impacts to local traffic. Therefore, the Project would be consistent with this policy.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 7.8	Require new development Projects to analyze traffic impacts on the regional transportation system, and pay a fair-share contribution to regional transportation improvements.	The Project would analyze the regional transportation system and pay a fair-share contribution to regional transportation improvements. The Project prepared a Transportation Impact Analysis that analyzed the Project's impacts on the regional transportation system, including roadway segments, intersections, two-lane highways, and ramps. The Transportation Impact Analysis also includes mitigation measures that minimize impacts to local traffic. Many of the mitigation measures identified in the Transportation Impact Analysis include a fair-share contribution to regional transportation improvements.	Consistent.
Policy 9.3	Protect residential neighborhoods from cut-through traffic and other traffic-related issues by implementing appropriate traffic calming measures.	The Project would protect residential neighborhoods from cut-through traffic and other traffic-related issues by implementing appropriate traffic calming measures. The Project would implement traffic calming street improvements along Country Club Lane, installation of adaptive signalization along El Norte Parkway, and improvements to the southbound I-15 on-ramp.	Consistent.
Goal 2	Adequate and sustainable infrastructure and water supply to serve a community that values and conserves water.	The Project would provide adequate and sustainable infrastructure and water supply to serve a community that values and conserves water. Section 3.1.9, Utilities and Service Systems, states that a Water Supply Assessment and Water Verification is not required for the Project because the Project is below the 500 residential unit threshold, and that impacts related to water supply and infrastructure would be less than significant. Additionally, as described in Section 3.1.4, Hydrology and Water Quality, 44% of the Project area would consist of pervious ground that would allow infiltration	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		<p>of surface water for groundwater recharge, which would result in minimal impacts to existing groundwater levels.</p> <p>A consistent, carefully planned diversity in the palette of building materials and color schemes combined with a drought-tolerant, uniform landscape theme will promote water conservation. In addition, the irrigation system would take advantage of available water-saving technologies including weather monitoring and flow sensing.</p>	
Policy 12.1	Regularly review and update a Water Master Plan that establishes service standards; defines needed improvements to systematically expand water distribution, delivery, treatment, and storage concurrent with planned growth; and incorporates best practices to sustain scarce water resources.	As stated in the Water Overview for the Project, attached as Appendix 3.1.9-1, water services to the Project would be provided by the Rincon del Diablo Water District (Rincon). The Project applicant would be responsible for financing the cost of proposed water and sewer infrastructure. Therefore, the Project would be consistent with this policy.	Consistent.
Policy 12.5	Require new development to provide adequate water facilities and/or finance the costs of improvements necessary to serve the demands created by the development and/or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone water system improvements in master planned development Projects involving multiple phases and developers.	As stated in the Water Overview for the Project, attached as Appendix 3.1.9-1, water services to the Project would be provided by Rincon. The Project applicant would be responsible for financing the cost of proposed water and sewer infrastructure. Therefore, the Project would be consistent with this policy.	Consistent
Policy 12.10	Implement federal and state water quality standards for public water infrastructure facilities and private development projects.	The Project would comply with the following water-conserving regulations: the Water Conservation Act of 2009, California Water Code, Executive Emergency Order B-29-15, Senate Bill 221, Urban Water Management Planning Act, California Water Plan, California Water Recycling Standards, California Green Building Standards Code, Senate Bill 244, and the City's Water Conservation Plan.	Consistent

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 12.11	Continue to implement water conservation programs, such as requirements for water efficient landscaping and enforcement of water wise regulations, and amend as appropriate to reflect evolving technologies and best practices.	The Project would incorporate water conservation techniques into building and site design incorporating such elements as water-efficient fixtures, drought-tolerant landscape, permeable hardscapes, and on-site stormwater capture and reuse facilities. New residences would be designed to minimize water usage for both interior and exterior facilities. Drought-tolerant plant materials and landscape design concepts that minimize the use of water would also be used.	Consistent.
Policy 12.12	Require new development to incorporate water conservation techniques into building and site design incorporating such elements as water efficient fixtures (e.g., low flow shower heads); drought-tolerant landscape, permeable hardscapes, and on-site stormwater capture and re-use facilities.	The Project would incorporate water conservation techniques into building and site design, incorporating such elements as water-efficient fixtures, drought-tolerant landscape, permeable hardscapes, and on-site stormwater capture and reuse facilities. New residences would be designed to minimize water usage for both interior and exterior facilities. The Project would comply with the following water-conserving regulations: the Water Conservation Act of 2009, California Water Code, Executive Emergency Order B-29-15, Senate Bill 221, Urban Water Management Planning Act, California Water Plan, California Water Recycling Standards, California Green Building Standards Code, Senate Bill 244, and the City's Water Conservation Plan. Drought-tolerant plant materials and landscape design concepts that minimize the use of water would also be used.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 12.12	Continue to use and explore opportunities to increase the use of recycled water in the City.	The Project involves the proposed use of recycled water for landscape irrigation. Additionally, the City maintains an existing recycled water line beneath Country Club Lane and this line could be used for irrigation of proposed greenbelts, pocket parks, community Clubhouse landscaping, and the community farm.	
Goal 3	Provision of adequate and sustainable wastewater infrastructure to serve residents, businesses and property.	The Project would provide adequate and sustainable wastewater infrastructure to serve residents and property. As stated in the Sewer Overview for the Project, attached as Appendix 3.1.9-2, sewer service for the Project will be provided by the City. Wastewater generated by the Project would be treated at the HARRF.	Consistent
Policy 13.2	Ensure that the Hale Avenue Resource Recovery Facility (HARRF) and supporting infrastructure provide sufficient capacity to meet normal and emergency demand for existing and future growth, based on a minimum standard of 250 gallons per day, for each residence served by the HARRF. This standard should be periodically reviewed and modified by updates to the Wastewater Master Plan to account for changes in sanitary waste generation and conservation practices.	The HARRF is designed to treat a flow of 18 million gallons per day (mgd), and the Project's maximum contribution of wastewater flow at build-out of 128,400 gallons per day (gpd) would increase the flow to 15.7 mgd, which is well within the design treatment flow of 18 mgd. In addition, the HARRF is currently being expanded to increase its storage and treatment capacity for recycled water. Thus, the Project would increase the use of recycled water in the City.	
Policy 13.3	Maintain a buffer zone around the HARRF limiting the amount of new residential development, and permit compatible non-residential development that utilizes site planning and architectural techniques that minimize public exposure to odors and health risks.	The Project would not be constructed in proximity to the HARRF.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 13.5	Require new development to provide adequate wastewater facilities and finance the costs of improvements necessary to serve the additional demands created by the development and /or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone wastewater system improvements in master planned development Projects involving multiple phases and developers.	As stated in the Sewer Overview for the Project, attached as Appendix 3.1.9-2, sewer service for the Project will be provided by the City. The City is planning to construct new gravity sewer pipelines that will abut to the existing sewer collection system. As stated in Section 3.1.9, Utilities and Service Systems, the water utilities system is financed and operated in a manner similar to a private enterprise with construction and maintenance costs financed or recovered primarily through charges for services.	Consistent.
Policy 13.7	Require any new wastewater system facilities be constructed to city standards.	As stated in the Overview of Sewer for the Escondido Country Club Project in the City of Escondido, attached as Appendix 3.1.9-2, sewer service for the Project will be provided by the City. The City is planning to construct new gravity sewer pipelines that will abut to the existing sewer collection system. The design criteria used to generate sewer flow estimates are based on the City's Sewer Design Standards, updated April 2014. New sewer infrastructure shall be constructed to City standards.	Consistent.
Policy 13.9	Collect a "per-unit" wastewater connection fee for all new housing units required to be serviced by the city's wastewater system.	As stated in the Sewer Overview for the Project, the City's capacity fee is \$7,500 per unit, or \$2,940,000 for 392 dwelling units.	Consistent.
Goal 4	Provision of adequate and sustainable infrastructure that is environmentally sensitive to serve residents, businesses, and property.	The design criteria used to generate sewer flow estimates is based on the City's Sewer Design Standards, updated April 2014, and the City's Water System Design Standards, updated April 2014. These standards are considered adequate standards for the City. Therefore, the Project is consistent with this goal.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 14.4	Require new development to create a mechanism to finance and fund ongoing maintenance of stormwater facilities.	Section 3.1.9, Utilities and Service Systems, states that the City's Water Utilities Capital Project Fund designates new construction and maintenance of existing facilities. This fund was created to account for capital projects associated with the construction and maintenance of the City's water distribution system. The water utilities system is financed and operated in a manner similar to a private enterprise with construction and maintenance costs financed or recovered primarily through charges for services. These revenues are recorded in the Water Utilities Operating Fund and then transferred to the Water Capital Projects Fund when projects are budgeted. This Capital Project Fund would fund ongoing maintenance of water infrastructure facilities.	Consistent.
Policy 14.5	Require new development to prepare drainage studies and improvement plans that demonstrate no net increase in stormwater runoff and compliance with adopted stormwater plans.	The Project has prepared a drainage study, as seen in Appendix 3.1.4-1, along with improvement plans as indicated in Section 3.1.4, Hydrology and Water Quality, that demonstrates no net increase in stormwater runoff and compliance with adopted stormwater plans.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 14.6	Require new development to minimize alterations to natural land-forms and the amount of impervious surfaces to minimize erosion, while encouraging implementation of low impact development measures and the maximum use of natural drainage ways, consistent with sound engineering and best management practices.	<p>As discussed in Section 3.1.4, Hydrology and Water Quality, Low Impact Development strategies have been incorporated into the Project design, including:</p> <ul style="list-style-type: none"> • Minimize impervious areas. • Avoid compaction in planned landscape spaces. • Till and amend soil for improved infiltration capacity. • Drain rooftops, roads, or sidewalks into adjacent landscape areas. • Drain impervious surfaces through pervious areas. • Replace pervious drainage ditches with open, vegetated swales. • Collect runoff. • Landscape with native or drought tolerant species. • Manage stormwater within proposed biofiltration BMPs. <p>Therefore, the Project is consistent with this policy.</p>	Consistent.
Policy 14.7	Require new development and redevelopment to minimize storm water runoff and contaminants entering drainage facilities by incorporating low impact development measures and other on-site design features such as bio-swales, retention ponds, and cisterns for storage and infiltration, treatment of flows, and appropriate best management practices (BMPs) consistent with the National Pollution Discharge Elimination System (NPDES).	<p>As discussed in Section 3.1.4, Hydrology and Water Quality, the Project would include removal of existing concrete drainage channels that currently convey runoff through the Project site, as well as the construction of channels that would provide biofiltration for the stormwater runoff from the Project, the existing surrounding development, and all of the existing tributary drainage flowing through the Project site into San Marcos Creek. Stormwater would be collected in treatment basins where it would flow through a biofiltration treatment system to remove pollutants. These components are shown on Figure 3.1.4-1. Other pertinent Low Impact Development strategies have been incorporated into the Project design, including the ones discussed directly above. Therefore, the Project is consistent with this policy.</p>	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Goal 5	Reduction in the generation and disposal of solid waste.	As discussed in Section 3.1.9, Utilities and Service Systems, the Project would comply with all relevant regulatory framework such as the California Integrated Waste Management Act (Assembly Bill (AB) 939) and the California Solid Waste Reuse and Recycling Access Act of 1991. Therefore, the Project would contribute to the reduction in generation and disposal of solid waste. Section 3.1.9 states that the Project would have a less than significant impact with regard to solid waste disposal. Solid Waste disposal is available from private companies under contract with the City to provide integrated waste management services, including recycling services.	Consistent.
Policy 15.2	Support efforts to maintain adequate solid waste facilities and services by working with local service providers of solid waste collection, disposal, and recycling.	The Project would increase the amount of solid waste generated in the City by approximately 234 tons per year, which is equivalent to approximately 312 cubic yards per year of mixed solid waste, compacted in place in a landfill. Solid waste from the area is presently taken to either the Sycamore Landfill or the Otay Mesa Landfill, where there is sufficient capacity. The Otay Mesa Landfill, located in the City of Chula Vista, has an approximate remaining capacity of 24,514,904 cubic yards and the Sycamore Landfill, located in the City of Santee, has an approximate remaining capacity of 39,608,998 cubic yards. Thus, adequate capacities would be maintained at these solid waste facilities.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 15.4	Continue to support the residential, commercial, industrial, and construction/ demolition recycling programs to minimize the solid waste streams to landfills.	Solid waste disposal for the Project would be provided by Escondido Disposal. Residential collection of solid waste by Escondido Disposal is transferred to the Escondido Disposal Transfer Station, where it is then taken to either the Sycamore Landfill or the Otay Mesa Landfill. Each of these facilities is regulated under federal, state, and local statutes, including Solid Waste and Recycling Policies 15.1 through 15.8 of the City's General Plan. Additionally, in compliance with AB 1826 Chesbro (Chapter 727, Statutes of 2014), organic waste generated by the community Clubhouse, community farm, greenbelts, and pocket parks would be diverted from landfill disposal in accordance with an organic waste recycling program.	Consistent.
Policy 15.6	Encourage, and consider requiring, recycling and reuse of construction wastes, including recycling materials generated by the demolition and remodel of buildings.	All construction wastes produced by the Project would be recycled in accordance with applicable federal, state, and local laws and policies.	Consistent.
Policy 15.7	Continue to coordinate with approved services providers and businesses to recycle universal waste (electronic components, batteries, fluorescent lights, etc.) and to provide convenient collection and drop off locations in a manner that ensures safe and responsible collection, processing, and disposal.	Solid waste disposal for the Project would be provided by Escondido Disposal. Residential collection of solid waste by Escondido Disposal is transferred to the Escondido Disposal Transfer Station, where it is then taken to either the Sycamore Landfill or the Otay Mesa Landfill. Each of these facilities is regulated under federal, state, and local statutes, including Solid Waste and Recycling Policies 15.1 through 15.8 of the City's General Plan.	Consistent.
Policy 15.8	Encourage and promote the use of recycled materials in residential and non-residential applications, including construction and building materials, office supplies, and equipment. Continue the city's purchase of recycled materials and supplies outlined in the Recycled Products Purchasing Policy.	As discussed in Section 3.1.9, Utilities and Service Systems, the Project would comply with all relevant regulatory framework such as the California Integrated Waste Management Act (AB 939) and the California Solid Waste Reuse and Recycling Access Act of 1991. Therefore, the Project would contribute to the reduction in generation and disposal of solid waste. Solid waste disposal is	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		available from private companies under contract with the City to provide integrated waste management services, including recycling services.	
Goal 6	An increased use of renewable energy sources, and improved energy conservation and efficiency.	The Project would employ renewable energy sources and improve energy conservation and efficiency. As stated in Chapter 1, Project Description, the Project would achieve energy-saving goals by including Project Design Features, for example, PDF-AQ-1 , exceeding 2016 Title 24 building efficiency standards through the provision of rooftop solar and other means. The Project would promote maximum energy-saving features.	Consistent.
Policy 16.3	Implement energy conserving land use practices that include compact development, provision of bikeways and pedestrian paths, and the incorporation of transit routes and facilities.	As discussed in the Project Description, the Project would promote maximum energy-saving features and solar energy producing capabilities would be maximized. The Project also includes a pedestrian/bike path bordering the Project site. The Project would be easily accessible to multiple bus stops along Country Club Lane. Therefore, the Project would implement energy-conserving land use practices including compact development, provision of bikeways and pedestrian paths, and the incorporation of transit routes and facilities.	Consistent.
Policy 16.4	Encourage site and building design that reduces exterior heat gain and heat island effects (tree planting, reflective paving materials, covered parking, cool roofs, etc.).	As discussed in the Specific Plan, the Project would include roof materials such as concrete tile, high-profile asphalt shingle, and metal roofs provided they meet fire department requirements. Roofing color would be a shade of tan, which would reduce exterior heat gain and heat island effects. Therefore, the Project would be consistent with this policy.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 16.5	Require, to the extent feasible, building orientations and landscaping that use natural lighting to reduce energy demands.	The Project design explores, to the extent feasible, building orientations and landscaping design to take advantage of natural light and reduce energy demands.	Consistent.
Policy 16.6	Evaluate and amend appropriate codes and ordinances in order to facilitate and encourage the installation of renewable energy systems and facilities (solar, wind, hydro-power, geothermal, and bio-mass), where appropriate, for all development.	The Project would encourage the installation of renewable energy systems and facilities, including solar energy, where appropriate.	Consistent.
Policy 16.7	Install energy-efficient lighting, appliances and alternative-energy infrastructure, such as solar energy panels, within all city facilities, as feasible.	<p>The Project applicant has committed to exceeding the current 2016 Title 24 energy standards by 15%, and also – as a matter of law – the Project would be constructed in accordance with the building code in place at the time of construction. The Project will also include implementation of rooftop solar photovoltaic systems, which will meet 70% of residential building electricity demand and 50% of the Village Center’s electricity demand.</p> <p>The Project is estimated to have a total electrical demand of 4,126,465 kilowatt-hours (kWh) per year. After accounting for the on-site solar production, the Project is estimated to have a demand of 1,319,544 kWh per year from the local utility. As such, the Project’s provision of on-site renewable energy resources will reduce its demand for electricity from the local energy provider by approximately 68%.</p>	Consistent.
Policy 16.8	Coordinate with service providers to increase energy efficiency by promoting the retrofit and renovation of existing buildings through energy rebates and incentives.	The Project applicant has committed to exceeding the current 2016 Title 24 energy standards by 15%, and also – as a matter of law – the Project would be constructed in accordance with the building code in place at the time of construction. The Project will also involve implementation of rooftop solar photovoltaic systems, which will meet 70% of residential building electricity demand and	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		50% of the Village Center's electricity demand.	
Policy 16.11	Ensure that local power plants utilize state-of-the-art designs to minimize emissions and encourage alternate technologies.	The Project does not include a power plant.	Consistent.
<i>Housing (Page IV-120)</i>			
Goal 1	Plan for quality, managed, and sustainable growth.	As stated in the Project Description, the Project includes preparation of a Specific Plan, which would comprehensively plan for the orderly growth of the Project site, and includes sustainable measures with an emphasis on walkability. Sustainable design and construction measures would be incorporated into the Project to the greatest extent possible, such as water conservation, energy-saving features, solar-energy-producing capabilities, and drought-tolerant plant materials and landscape design concepts. Therefore, the Project would plan for quality, managed, sustainable growth.	Consistent.
Policy 1.1	Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the city.	As discussed in The Villages Specific Plan, the Project would expand the housing stock in the City by 392 homes, and would generate an estimated 3 million recurring dollars. Recurring revenues include property taxes, sales taxes, and compound aggregate benefits associated with a higher volume of financial transactions occurring throughout the local economy. Assuming \$7,500 per unit per year, recurring revenues are estimated at approximately \$3 million. Additionally, over \$16 million in revenue would be generated by one-time development fees. The Project Description also includes Project goals and improvements designed to improve public health and safety. For example, traffic-calming street improvements on West Country Club Land shall be implemented to increase public safety and encourage pedestrian use. Therefore, the Project would	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		expand the stock of the City's housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City.	
Policy 1.2	Pursue a balance of jobs to housing.	The Project would provide employment generated by construction of the Project as well as jobs associated with ongoing maintenance and operations of the greenbelt area, Clubhouse, gym, and restaurant. In accordance with defined future housing needs, the City must balance land use activities to accommodate future housing development and meet the Regional Housing Needs Assessment's state housing law compliance for different affordability levels. As such, the Project would be an infill development, constructed on previously developed land, and would provide appropriate housing stock to accommodate future growth within the City as well as jobs generated by the Project.	Consistent.
Policy 1.3	Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.	The Project would be an infill development constructed on previously developed land, surrounded by compatible (residential) uses that are already serviced by infrastructure, schools, improved streets, parks and public services. As such, the Project is located in an area where services and facilities can be adequately provided; see Sections 3.1.7 and 3.1.9 for details.	Consistent.
Policy 1.4	Encourage a compact, efficient urban form that conserves land and other natural and environmental resources, and that promotes transit, supports nearby commercial establishments, and takes advantage of infrastructure improvements installed to accommodate their intended intensities.	As discussed in Section 3.1.6, Population and Housing, the Project is an infill development which would be constructed on previously developed land. Proposed development would include 392 residential homes throughout the 109-acre site, which encourages a compact, efficient urban form that conserves land and other natural and environmental resources, supports	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		<p>nearby commercial establishments, and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The new single-family residential units are clustered in a compact, efficient form surrounded by a 48-acre Open Space System designed to provide a visual, noise, and land use buffer between the existing residences bordering the original golf course and the new residential land uses. The proposed land uses are surrounded by existing development with existing infrastructure. Any new infrastructure needed to serve the proposed land uses would be connected to existing improvements.</p>	
Policy 1.5	<p>Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.</p>	<p>As discussed in Chapter 1, Project Description, the Project would result in desirable amenities such as a 48-acre Open Space System, a 29-acre greenbelt with pocket parks, a swimming pool, gym facility, tennis court, restaurant and bar, banquet facilities, event courtyard, meeting room, and a Village Green with a small concert/performance facility. The Project would additionally contribute to infrastructure needs, as discussed in Section 3.1.9, Utilities and Service Systems, and Section 3.1.4, Hydrology and Water Quality. Therefore, the Project would result in desirable amenities and would contribute to infrastructure needs.</p>	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 1.6	Incorporate smart growth principles in new residential subdivisions, multi-family Projects, and Mixed Use Overlay areas.	The underlying purpose of the Project is to renew an existing residential area surrounding the ECC community, and implement a new community near existing and planned infrastructure, services, and jobs. The Project would not be categorized as sprawl, and would provide infrastructure only for the proposed development. Therefore, the Project is consistent with this policy.	Consistent.
Goal 2	Provide a range of housing opportunities for all income groups and households with special needs.	The Project would be composed of three interrelated villages with a total of 392 residential homes. Each village will consist of a mixture of mostly single-family homes on individual lots, with a limited number of single-family and duplex units on a single commonly owned lot. Each commonly owned lot would contain a total of four or six dwelling units; two single-family detached (only on the six-unit cluster) and two duplex units. Thus, the Project would provide a range of housing opportunities including single-family homes, duplex units, and clustered units.	Consistent.
Policy 2.1	Accommodate the regional share of housing for all income groups.	The Project would enhance the housing stock in the area, and the three residential villages add to the supply of affordable, market-rate single-family housing in the area.	Consistent.
Policy 2.2	Increase homeownership in the city through education, availability, and affordability.	The Project would be composed of three interrelated villages with a total of 392 residential homes.	Consistent.
Goal 3	Enhance the quality of the city's housing stock and preserve the integrity of neighborhood character.	During development of the Specific Plan Area, a key consideration was the loss of neighborhood character that occurred after elimination of the Escondido Country Club and golf course. Through an extensive community outreach program, input gathered from surrounding neighbors and residents was used to design a financially successful and quality residential Project with the amenities and facilities needed to reestablish the social and	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		recreational fabric of the ECC community. For example, the Project would include a greenbelt surrounding the Project site, thus creating a buffer from the surrounding homes and preserving the integrity of the neighborhood character. Therefore, the Project would be consistent with this goal.	
Policy 3.1	Maintain and enhance the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.	The Project would enhance the housing stock in the area. Additionally, the three residential villages add to the supply of affordable, market-rate single-family housing in the area.	Consistent.
<i>Community Health and Services (Page V-17)</i>			
Goal 1	A healthy and livable Escondido complete with adequate and convenient access to community services and fresh food for all residents.	The Project would provide adequate and convenient access to community services and food options. Access to the community farm and restaurant would be available to all residents who choose to patronize them. The goal behind having an on-site community farm is to encourage sustainability and provide patrons and residents alike with the opportunity to enjoy farm fresh produce that is guaranteed local. The Project design also would emphasize walkability and various recreational amenities.	Consistent.
Policy 1.11	Encourage the revitalization of existing urban areas to achieve improvements in overall public health by promoting a healthier living environment that includes walkable neighborhoods and access to recreation and open space, healthy foods, medical services, and transit.	The Project would promote a healthier living environment that includes walkable neighborhoods and access to recreation and open space, healthy foods, medical services, and transit. The Project would result in a 48-acre Open Space System, a 29-acre greenbelt with pocket parks, recreational activities including a pool, gym, and tennis court, and a community farm.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Goal 2	A complete system of park and recreational facilities and programs to serve all users.	The Project would include park and recreational facilities to serve all users. The Project would result in a 48-acre Open Space System, a 29-acre greenbelt with pocket parks, and recreational activities including a pool, gym, and tennis court.	Consistent.
Policy 2.3	Provide a minimum of 5.9 acres of developed active Neighborhood, Community, and Urban parks in addition to 5.9 acres of passive park land/open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. School playground areas can be included as park acreage if these facilities are approved by the school district(s) and open to the public as determined by the City Council.	As discussed in Chapter 1, Project Description, and Section 3.1.8, Recreation, the Project would result in a 48-acre Open Space System, a 29-acre greenbelt with pocket parks, and recreational activities including a pool, gym, and tennis court. Therefore, the Project would exceed the minimum requirement of 11.8 active and passive acres per 1,000 dwelling units.	Consistent.
Policy 2.4	Require new residential development to contribute fees to finance acquisition and development of park and recreational facilities in compliance with the standards stipulated by Parks and Recreation Policy 2.3. Allow credit for the on-site dedication of land or facilities to be used for public park purposes, consistent with city standards.	The Project would contribute fees to finance acquisition and development of park and recreational facilities in compliance with Policy 2.4. The Project would also provide a total of 29 acres of greenbelt that includes parkland along a 4-mile-long walking trail system, which would count toward this requirement.	Consistent.
Policy 2.20	Provide public and support private recreational programs that serve residents of all ages, backgrounds, and interests.	The Project would provide public and support private recreational programs that serve residents of all ages, backgrounds, and interests. The Project would have a 48-acre Open Space System, a 29-acre greenbelt with pocket parks, and recreational activities including a pool, gym, and tennis court.	Consistent.
Policy 2.21	Evaluate all development proposals larger than 5 acres for appropriateness of public park land dedication.	The Project's recreational facilities would be privately developed and maintained; however, they are available for public use.	Consistent
Policy 2.24	Consolidate new development onsite to accommodate parkland that is accessible to the public.	The Project would accommodate on-site parkland that is accessible to the public. The Project would include an on-site 48-acre Open Space System, and a 29-acre greenbelt with pocket parks.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 2.25	Require park or recreation facilities constructed as part of a private development and intended solely for use by its residents to be considered a private park.	The Project would include private parks. The Project would have a 48-acre Open Space System, a 29-acre greenbelt with pocket parks. The Project would include recreational activities such as a pool, gym, and tennis court that would be used by residents, and the pool, gym, and tennis court are available to the public with purchase of a membership.	Consistent.
Policy 2.26	Consider alternate uses of public and private golf courses.	The Project considered the use of public and private golf courses, but because the Project site was formerly a golf course that failed several times, instead, the Project would consist of 392 homes with a 48-acre Open Space System, a 29-acre greenbelt with pocket parks, and recreational activities including a pool, gym, and tennis court.	Consistent.
Policy 2.27	Incorporate energy and water efficient land development and maintenance practices, including the use of drought tolerant landscaping and reclaimed irrigation, in the design, development and operation of public parks and open space areas as appropriate.	The Project would incorporate energy- and water-efficient land development and maintenance practices, including the use of drought-tolerant landscaping and reclaimed water for irrigation, in the design, development, and operation of parks and open space areas as appropriate. New residences would be designed to minimize water usage for both interior and exterior facilities. Drought-tolerant plant materials and landscape design concepts that minimize the use of water also would be used. The Project would promote maximum energy-saving features and solar-energy-producing capabilities will be maximized.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 4.4	Require developers to provide art pieces or pay fees that can embellish/maintain an individual Project as well as contribute to the appearance and vitality of the community.	The Project would pay fees that can be used to embellish/maintain an individual project as well as contribute to the appearance and vitality of the community. The Project would generate an estimated 3 million recurring dollars, as well as over \$16 million in revenue generated by one-time development fees.	Consistent.
Goal 8	Adequate facilities and accessible services to meet the needs of older adults, disabled, and disadvantaged persons.	The Project would provide adequate facilities and accessible services to meet the needs of older adults and disabled and disadvantaged persons. All facilities within the Specific Plan Area will be handicap accessible and will conform to the State of California's and the City of Escondido's accessibility requirements. Additionally, a percentage of the residences will be age-targeted to seniors.	Consistent.
<i>Community Protection (Page VI-27)</i>			
Policy 1.6	Require minimum road and driveway widths and clearances around structures consistent with local and State requirements to ensure emergency access.	As discussed in the Specific Plan, the Project would be consistent with the minimum road and driveway widths and clearances around structures required by local and state jurisdictions. Each village will have its own primary access routes as well as emergency access routes where needed for public safety.	Consistent.
Policy 2.4	Require new residential and non-residential development to be constructed consistent with the California Fire Code and the requirements set by the State.	The Project would be constructed in accordance with the California Fire Code.	Consistent.
Policy 2.6	Require new development to contribute fees to maintain fire protection service levels without adversely affecting service levels for existing development.	The Project would generate an estimated 3 million recurring dollars, as well as over \$16 million in revenue generated by one-time development fees. These fees would contribute to maintaining fire protection service levels without adversely affecting service levels for existing development.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 2.7	Continue to include the Fire Department in the review of development proposals to ensure that Projects adequately address safe design and on-site fire protection.	The Project consulted with the Escondido Fire Department to ensure adequate design and on-site fire protection.	Consistent.
Policy 2.8	Consider provisions for adequate emergency access, driveway widths, turning radii, fire hydrant locations, and Needed Fire Flow requirements in the review of all development applications to minimize fire hazards.	As discussed in Section 2.7, Transportation and Traffic, existing access to the Project area for emergency service providers would be maintained during construction and operation. Also, it is important to note that emergency vehicles have the right-of-way and therefore are able to bypass traffic when driving to their destination when responding to a call for emergency services. The Project would provide adequate emergency access, driveway widths, turning radii, fire hydrant locations, and needed fire flow requirements.	Consistent.
Policy 2.14	Require new development in high wildfire risk areas to incorporate site design, maintenance practices, and fire resistant landscaping to protect properties and reduce risks.	The Project site is located within a high fire hazard zone according to the City's General Plan. The Project would incorporate site design, maintenance practices, and fire-resistant landscaping to protect properties and reduce risks, consistent with General Plan Policy 2.14.	Consistent.
Policy 3.5	Require new development to contribute fees to maintain police facilities and equipment that meet the needs of the community.	The Project would provide an estimated 3 million recurring dollars for the City as well as over \$16 million in revenue generated by one-time development fees. These fees would be contributed to maintain police facilities and equipment that meet the needs of the community.	Consistent.
Goal 5	Protection of the community from excessive noise exposure.	The Project would implement M-N-1 through M-N-4 to ensure that the community is protected from excessive noise exposure; see Section 2.6, Noise, for details.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 5.1	Require development to meet acceptable exterior noise level standards as established in Figure VI-2, and use the future noise contour map (Figure VI-17) as a guide for evaluating the compatibility of new noise sensitive uses with Projected noise levels.	Implementation of M-N-4 would provide noise barriers along the rear yard boundary of some home lots along West Country Club Way and Nutmeg Street. Additionally, M-N-1 would ensure mechanical equipment associated with the Project complies with noise limits of the City of Escondido's Municipal Code. This would reduce exterior noise exposure to below the City's 60 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL) exterior noise standard for single-family and duplex rear yards; see Section 2.6, Noise, for details.	Consistent.
Policy 5.2	Apply a CNEL of 60 dB or less for single family and 65 dB or less for multi-family as goals where outdoor use is a major consideration (back yards and single family housing developments, and recreation areas in multifamily housing developments) as discussed in Figure VI-13, and recognize that such levels may not necessarily be achievable in all residential areas.	Implementation of M-N-4 would provide noise barriers along the rear yard boundary of some home lots along West Country Club Way and Nutmeg Street. Additionally, M-N-1 would ensure that mechanical equipment associated with the Project complies with noise limits of the City's Municipal Code. This would reduce exterior noise exposure to below the City's 60 dBA CNEL exterior noise standard for single-family and duplex rear yards; see Section 2.6, Noise, for details.	Consistent.
Policy 5.3	Require noise attenuation for outdoor spaces in all developments where Projected incremental exterior noise levels exceed those shown in Figure VI-14.	Implementation of M-N-4 would provide noise barriers along the rear yard boundary of some home lots along West Country Club Way and Nutmeg Street; see Section 2.6, Noise, for details.	Consistent.
Policy 5.4	Require noise attenuation for new noise-sensitive uses which include residential, daycare facilities, schools, churches, transient lodging, hotels, motels, hospitals, health care facilities, and libraries if the Projected interior noise standard of 45 dBA CNEL is exceeded.	Interior noise levels within future residences on the Project site would be expected to achieve compliance with the interior noise criterion of 45 dBA CNEL by employing standard residential construction techniques and materials; see Section 2.6, Noise, for details.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 5.5	Require construction Projects and new development to ensure acceptable vibration levels at nearby noise-sensitive uses based on Federal Transit Administrator criteria.	As a guide, major construction activity within 200 feet and pile driving within 600 feet may be potentially disruptive to sensitive operations. The Project construction activity would not include pile driving, and there are no sensitive operations (e.g., precision research labs) within 200 feet of the Project boundary.	Consistent.
Policy 5.6	Require the preparation of noise studies, as deemed necessary by the Planning Department, to analyze potential noise impacts associated with new development which could significantly alter existing noise levels in accordance with provisions outlined in Figure VI-14.	A noise technical report was prepared for the Project by Dudek, which analyzes potential noise impacts associated with the Project; see Section 2.6, Noise, and Appendix 2.6-1, Noise Study, for details.	Consistent.
Policy 5.7	Encourage use of site and building design, noise barriers, and construction methods as outlined in Figure VI-15 to minimize impacts on and from new development.	Implementation of M-N-2 , M-N-3 , M-N-5 , and M-N-6 would ensure that noise impacts associated with the Project's construction would be less than significant; see Section 2.6-1, Noise Study, for details.	Consistent.
Policy 5.8	Require that mixed use and multi-family residential developments demonstrate that the design of the structure will adequately isolate noise between adjacent uses (orientation, window insulation, separation of common walls, floors, and ceilings, etc.).	Implementation of M-N-4 would provide noise barriers along the rearyard boundary of residences some home lots along West Country Club Way and Nutmeg Street. Additionally, M-N-1 would ensure that mechanical equipment associated with the Project complies with noise limits of the City of Escondido's Municipal Code. This would reduce exterior noise exposure to below the City's 60 dBA CNEL exterior noise standard for single-family and duplex rear yards; see Section 2.6, Noise, for details.	Consistent.
Policy 5.10	Require development Projects that are subject to discretionary approval to assess potential construction noise impacts on nearby sensitive uses and to minimize impacts on these uses, to the extent feasible.	Per M-N-1 , noise from potential mechanical equipment associated with the Project (e.g., mechanical ventilation/air conditioning, pool pumps/motors) would be evaluated as part of the building plan submittal to ensure compliance with the noise limits of the City's Municipal Code.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Goal 7	Minimization of adverse effects to residents, property, and critical facilities caused by geologic and seismic hazards,	The Project would minimize adverse effects to residents, property, and critical facilities caused by geologic and seismic hazards. A geotechnical report was prepared for the Project, and no significant impacts were identified.	Consistent.
Policy 7.1	Regularly review, adopt, and enforce seismic and geologic safety standards, including the Uniform Building Code, in site design and building construction methods to protect public health and safety.	The Project would be constructed in compliance with all Universal Building Code and California Building Code regulations and standards.	Consistent.
Policy 7.4	Approve new development in areas identified with geologic or seismic hazards only after completion of a city-approved geotechnical report with appropriate mitigation of such hazards	A geotechnical report has been prepared for the Project, and no significant impacts were identified.	Consistent.
Policy 7.5	Avoid developing in areas that are susceptible to erosion and sediment loss. Where avoidance is not feasible, require the restoration of natural patterns of surface water runoff after grading to minimize erosion.	The Project would avoid developing in areas that are susceptible to erosion and sediment loss; where avoidance is not feasible, the Project would require the restoration of natural patterns of surface water runoff after grading to minimize erosion.	Consistent.
Goal 8	A safe and healthy community and environment that is protected from the use, storage and transport of hazardous materials.	Although the Project would introduce dwelling units resulting in an increased use of commercially available potentially hazardous materials, the use of these substances is subject to relevant federal, state, and local health and safety laws that are intended to minimize health risk to the public associated with hazardous materials.	Consistent.
Policy 8.2	Coordinate with relevant agencies to enforce applicable laws regulating the handling, use, production, storage, disposal, and transportation of hazardous materials, and notify the appropriate city, county, state, and federal agency in the event of a violation.	Construction, demolition, and operation of the Project would adhere to all applicable local standards set forth by the City, as well as state and federal health and safety requirements that are intended to minimize hazardous materials risk to the public, such as California Occupational Safety and Health Administration (Cal/OSHA) requirements, the Hazardous Waste Control Act, the California Accidental Release	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		Prevention (CalARP) Program, and the California Health and Safety Code.	
Policy 8.3	Maintain regulations requiring proper handling, storage and disposal of hazardous materials to prevent leakage, potential explosion, fire, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances.	Construction, demolition, and operation of the Project would adhere to all applicable local standards set forth by the City, as well as state and federal health and safety requirements that are intended to minimize hazardous materials risk to the public, such as Cal/OSHA requirements, the Hazardous Waste Control Act, the CalARP Program, and the California Health and Safety Code.	Consistent.
Policy 8.4	Encourage businesses and residents to utilize practices and technologies that will reduce the use of hazardous materials and generation of hazardous wastes.	Hazardous materials would be limited to private use of commercially available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. However, the use of these substances is subject to all applicable federal, state, and local health and safety laws and regulations that are intended to minimize health risk to the public associated with hazardous materials.	Consistent.
Policy 8.6	Cooperate with appropriate regional, state and federal agencies to mitigate impacts associated with hazardous contaminants discovered in the groundwater.	During the Phase 1 site investigation, no hazardous contaminants were found in the groundwater.	Consistent.
Policy 8.7	Maintain the City's Fire Department's programs to safely and effectively respond to hazardous materials incidents and releases.	The Project would be required to pay a development impact fee per dwelling unit, which would ensure that fire response times are adequately met throughout the City.	Consistent.
Policy 8.11	Maintain strict land use controls, performance standards, and structure design standards for uses that generate, use, or store hazardous materials, including setbacks from sensitive uses (schools, residential homes, daycare facilities, etc.) to protect [the] health and safety of the community in concert with regional, state and federal requirements for existing and proposed uses.	Once the Project is operational, hazardous materials would be limited to private use of commercially available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. However, the use of these substances is subject to all applicable federal, state, and local health and safety laws and	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
		regulations that are intended to minimize health risk to the public associated with hazardous materials.	
<i>Resource Conservation (Page VII-20)</i>			
Goal 1	Preservation and enhancement of Escondido's open spaces and significant biological resources as components of a sustainable community.	The Project would preserve and enhance the City's open spaces and significant biological resources as components of the community. Specifically, the Project would incorporate a 48-acre Open Space System and a 29-acre greenbelt.	Consistent.
Policy 1.1	Establish and maintain an interconnected system of open space corridors, easements, trails, public/quasi-public land, and natural areas that preserves sensitive lands, permanent bodies of water, floodways, and slopes over 35 percent, and provides for wildlife movement.	As discussed in Section 3.1.8, Recreation, the Project would include 48 acres of open space, which includes approximately 4 miles of walking trails, a series of pocket parks, and environmental drainage/landscape features that act as a buffer. To preserve sensitive lands, a Restoration Plan as discussed in Section 2.2, Biological Resources, would be implemented for the establishment/reestablishment and enhancement of sensitive habitat within the Project's open space. The Project applicant shall record a conservation easement, restrictive covenant, or other protective mechanism approved by the City and/or other responsible agencies of the Project over the establishment/reestablishment and enhancement areas. The conservation easement shall be included on final Project plans. The Project applicant shall prepare and submit to the City and/or other responsible agencies of the Project a Long-Term Management Plan for the on-site biological conservation easement areas. The Long-Term Management Plan shall include area-specific management directives for maintenance, monitoring, and management of the conservation easement areas in perpetuity. Therefore, the Project would be consistent with this policy.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 1.2	Maintain open space and rural residential uses around the perimeter of the city to serve as a buffer from the surrounding urbanizing areas.	The Project would include a 48-acre Open Space System that would consist of 29 acres of landscaped greenbelt and 19 acres of environmental channels and retention basins to convey stormwater from San Marcos Creek through the Project site and stormwater from the Project site. The greenbelt would have a series of parks along an approximately 4-mile-long walking trail system; see Figure 1-5, Open Space, Trails, and Parks Plan.	Consistent.
Policy 1.3	Protect land areas with steep topography (generally over 25%) from intensive urban development, regulate development in areas with topographic constraints such as steep slopes, and include these areas within the overall open space system.	No portion of the site has a topography with slopes greater than 25%. Additionally, the Project site has been previously developed and disturbed.	Consistent.
Policy 1.4	Coordinate the planning and development of the overall open space system with other public facilities and services within Escondido.	The Project would coordinate development of an Open Space System that includes a 48-acre Open Space System and a 29-acre greenbelt with a series of pocket parks located along approximately 4 miles of walking trails available to new and existing residents with other City public facilities and services.	Consistent.
Policy 1.5	Participate in the planning and preservation of an interconnected biological resources and open space plan with appropriate federal, state, and local agencies that enhances the viability of the regional ecosystem.	The Project would include a 48-acre Open Space System that would consist of 29 acres of landscaped greenbelt and 19 acres of environmental channels and retention basins to convey stormwater from San Marcos Creek through the Project site and stormwater from the Project site. Additionally, there would be a considerable net gain in wetland/riparian sensitive natural communities on the site compared to existing conditions, and the Project would result in a biologically superior condition compared to what currently exists.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 1.6	Preserve and protect significant wetlands, riparian, and woodland habitats as well as rare, threatened or endangered plants and animals and their habitats through avoidance. If avoidance is not possible, require mitigation of resources either on- or off-site at ratios consistent with State and federal regulations, and in coordination with those agencies having jurisdiction over such resources.	As discussed in Section 2.2, Biological Resources, there are no significant wetlands, riparian, and woodland habitats on the Project site. Nor are there any rare, threatened, or endangered plants or animals identified on the Project site. Mitigation would be implemented to avoid impacts of nesting birds and raptor avoidance. Therefore, the Project is consistent with this policy.	Consistent.
Policy 1.7	Require that a qualified professional conduct a survey for proposed development Projects located in areas potentially containing significant biological resources to determine their presence and significance. This shall address any flora or fauna of rare and/or endangered status, declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.	A Biological Survey/Technical Report was conducted by a qualified professional for the Project. The Biological Survey/Technical Report addressed any flora or fauna of rare and/or endangered status, declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.	Consistent.
Policy 1.8	Require that proposed development Projects implement appropriate measures to minimize potential adverse impacts on sensitive habitat areas, such as buffering and setbacks. In the event that significant biological resources are adversely affected, consult with appropriate state and federal agencies to determine adequate mitigation or replacement of the resource.	Biological resources mitigation measures were recommended in the Biological Technical Report, and have been included as part of the Project.	Consistent.
Policy 1.9	Encourage proposed development Projects to minimize the removal of significant stands of trees unless needed to protect public safety and to limit tree removal to the minimum amount necessary to assure continuity and functionality of building spaces.	Per M-BI-3 , the Project applicant shall replace impacted mature trees at a minimum 1:1 ratio, unless otherwise determined by the City. The Project applicant shall replace protected trees at a minimum 2:1 ratio, unless otherwise determined by the City.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 1.10	Prohibit any activities in riparian areas other than those permitted by appropriate agencies to protect those resources.	The small stands of freshwater marsh, disturbed wetland, and non-native riparian in the eastern and southeastern portions of the site are considered sensitive natural communities. However, with implementation of M-BI-2 , the Project applicant would record a conservation easement, restrictive covenant, or other protective mechanism approved by the City and/or other responsible agencies of the Project to ensure proper establishment/reestablishment and enhancement of these areas.	Consistent.
Policy 1.11	Construct appropriate barriers to be maintained by property owners or homeowners' associations that restrict access to areas containing sensitive biological resources.	The fact that the Project site has previously been developed and disturbed as a golf course makes it unlikely that special-status plant and wildlife species would occur. The Project site is surrounded by existing development, and as such, does not by itself function as and does not contribute to any wildlife corridors or linkages. The Project site contains trees, shrubs, and other vegetation that provide suitable nesting habitat for common birds, including raptors, protected under the Migratory Bird Treaty Act and California Fish and Game Code. However, with implementation of M-BI-1 , impacts to trees, shrubs, and other vegetation that provide suitable nesting habitat for common birds, including raptors, would not occur. Additionally, every feasible effort and measure to avoid damage to existing trees to remain on site shall be taken by the owner and developer during clearing, grading, and construction activity, including the placement of City-approved tree protection barriers.	Consistent.
Policy 1.12	Promote the use of native plants for public and private landscaping purposes within the city.	The Project promotes the use of native plants for public and private landscaping. In particular, the Project would use drought-tolerant, native landscaping.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Goal 2	A network of trails that connect the community and provide opportunities for recreation and alternative transportation use.	The Project would incorporate a network of trails that connect the community and provide opportunities for recreation and alternative transportation use. The expansive 29-acre greenbelt would incorporate approximately 4 miles of trails designed for use by existing and new residents to encourage an active, healthy lifestyle. The trails would connect the three residential villages as well as connecting to adjacent residential neighborhoods and existing or planned trail systems.	Consistent.
Policy 2.3	Integrate trails into new and existing developments, and ensure that trails safely interface with neighborhoods.	The Project would integrate trails into new and existing development, and ensure that trails safely interface with neighborhoods. The Project would incorporate a 48-acre Open Space System and a 29-acre greenbelt with a series of pocket parks located along approximately 4 miles of walking trails available to existing residents.	Consistent.
Policy 2.9	Employ sustainable practices for landscaping, use pervious paving materials to minimize stormwater runoff, and employ other techniques for the construction and improvement of the trail network.	The Project would employ sustainable practices for landscaping, use pervious paving materials to minimize stormwater runoff, and employ other techniques for the construction and improvement of the trail network. Sustainable design and construction measures would be incorporated into the Project to the greatest extent possible, such as water conservation, energy-saving features, solar-energy-producing capabilities, and drought-tolerant plant materials and landscape design concepts.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Goal 3	Preservation of significant visual resources such as ridgelines, hillsides, and viewsheds that serve as a scenic amenity and contribute to the quality of life for residents.	It was determined that for all key views analyzed, the Project would not substantially degrade the existing visual character or quality of the site, and in some cases (such as Key Views 3 and 5) the Project would improve the existing visual quality of the site compared to what exists today. The Project is consistent in height, bulk, and scale with the surrounding existing residences. Additionally, the Project would not substantially interrupt or obstruct available views from any scenic vistas, major roads, or public open space areas.	Consistent.
Policy 3.1	Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcrop-pings), creeks, lakes, and open space areas in a natural state, to the extent possible.	It was determined that for all key views analyzed, the Project would not substantially degrade the existing visual character or quality of the site, and in some cases (such as Key Views 3 and 5) the Project would improve the existing visual quality of the site compared to what exists today. The Project is consistent in height, bulk, and scale with the surrounding existing residences. Additionally, the Project would not substantially interrupt or obstruct available views from any scenic vistas, major roads, or public open space areas.	Consistent.
Policy 3.2	Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning; integration of natural features into the Project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks	It was determined that for all key views analyzed, the Project would not substantially degrade the existing visual character or quality of the site, and in some cases (such as Key Views 3 and 5) the Project would improve the existing visual quality of the site compared to what exists today. The Project is consistent in height, bulk, and scale with the surrounding existing residences. Additionally, the Project would not substantially interrupt or obstruct available views from any scenic vistas, major roads, or public open space areas.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 3.3	Maintain density and development standards designed to protect significant visual resources such as existing terrain, steep slopes, floodways, habitat areas, and ridgelines, and to minimize visual impacts of grading and structures.	The Project would be designed to maintain a relatively low profile and would be similarly scaled to residential development in the area.	Consistent.
Policy 3.5	<p>Regulate development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following requirements:</p> <ol style="list-style-type: none"> 1 Intermediate Ridges and Hilltops <ol style="list-style-type: none"> a) Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor; b) Concentrate development in subordinate or hidden locations, which shall not Project above the natural landform; c) Prepare grading plans that minimize disruption of the natural landform and vegetation; and d) Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same Project. 2 Slopes Greater than 15 Percent <ol style="list-style-type: none"> a) Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features. b) Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillsides. c) Cluster the overall development 	The Project would not be constructed on ridges, hilltops, or hillsides. Additionally, the Project site has been previously developed.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
	<p>pattern in accordance with General Plan provisions to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.</p> <p>d) Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.</p> <p>e) Minimize the visual impact of development on adjoining residential areas to the extent feasible.</p>		
Goal 5	Preservation of important cultural and paleontological resources that contribute to the unique identity and character of Escondido.	No cultural resources have been identified within the Project site, nor have any been documented in previous studies. Should any cultural or paleontological resources be discovered during construction or operation, they would be handled in accordance with M-CR-1 through M-CR-3 . This would ensure the preservation of any important cultural or paleontological resource.	Consistent.
Policy 5.2	Preserve significant cultural and paleontological resources listed on the national, State, or local registers through: maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resources; incentive programs; and/or the development review process.	No cultural resources have been identified within the Project site that are listed on national, state, or local registers, nor have any been documented in previous studies. Should any cultural or paleontological resources be discovered during construction or operation, they would be handled in accordance with M-CR-1 through M-CR-3 . This would ensure the preservation of any important cultural or paleontological resource.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 5.3	Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.	As of the date of the Project's cultural resources report, responses have been received from the Lipay Nation of Santa Ysabel, the Pala Band of Mission Indians, the Agua Caliente Band of Cahuilla Indians, and the San Luis Rey Band of Mission Indians. The Lipay Nation requested that a Kumeyaay monitor be present for all survey and ground-disturbing activities, and the Pala Band and the Agua Caliente Band both indicated that the Project is outside the limits of their traditional use area. The San Luis Rey Band stated that they have intimate knowledge about many discoveries throughout the Project area and tribal cultural resource sites located close to the Project. Therefore, the San Luis Rey Band requested the presence of a Luiseño monitor during all survey and ground-disturbing activities and requested that all further correspondence be done in person. A copy of all Native American correspondence can be found in the cultural resources study (Appendix 2.3-1). A Luiseño Native American representative from Saving Sacred Sites was present during the duration of the field studies for the Project. The Project would continue consultation with the tribes mentioned above and would conform to the requests made by the Kumeyaay and San Luis Rey Band to have a monitor present for all survey and ground-disturbing activities.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 5.4	Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.	No cultural resources have been identified within the Project site, nor have any been documented in previous studies. Should any cultural or paleontological resources be discovered during construction or operation, they would be handled in accordance with M-CR-1 through M-CR-3 . This would ensure the preservation of any important cultural or paleontological resource.	Consistent.
Policy 5.6	Review proposed new development and/or remodels for compatibility with the surrounding historic context.	Historically, the surrounding land uses have consisted of single-family residential development that includes detached residences on a variety of lot sizes, attached residences (duplexes) of several different densities, and several common-interest developments. The Project would consist of single-family residences and duplexes, and thus would be compatible.	Consistent.
Policy 5.7	Comply with appropriate local, State, or federal regulations governing historical resources.	As discussed in Section 2.3, Cultural Resources, the Project would be constructed and operated in compliance with all appropriate federal, state, or local regulations governing historical resources.	Consistent.
Goal 6	Preservation and protection of the City's surface water and groundwater quality and resources.	The Project would preserve and protect the City's surface water and groundwater quality and resources. New residences will be designed to minimize water usage for both interior and exterior facilities. Drought-tolerant plant materials and landscape design concepts that minimize the use of water will also be used.	Consistent.
Policy 6.3	Protect the sustainability of groundwater resources.	The Project would protect sustainability of groundwater resources. New residences will be designed to minimize water usage for both interior and exterior facilities. Drought-tolerant plant materials and landscape design concepts that minimize the use of water will also be used.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 6.12	Regulate construction and operational activities through the use of stormwater protection measures in accordance with the City's National Pollution Discharge Elimination System (NPDES) permit.	<p>Runoff at construction sites in the City are subject to the State Water Resources Control Board, Division of Water Quality, NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2010-0014-DWQ, NPDES No. CAS000002.</p> <p>Under the NPDES permit program, BMPs are mandated for construction sites greater than 1 acre, in order to reduce the occurrence of pollutants in surface water. Project temporary construction BMPs could include the following: street sweeping, waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, and proper handling and storage of hazardous materials. Typical erosion and sediment control BMPs include silt fences, fiber rolls, gravel bags, temporary desilting basins, velocity check dams, temporary ditches or swales, stormwater inlet protection, and soil stabilization measures.</p>	Consistent.
Policy 6.14	Require new development to protect the quality of water resources and natural drainage systems through site design and use of source controls, stormwater treatment, runoff reduction measures, best management practices, and Low Impact Development measures.	<p>The Project applicant would notify the Regional Water Quality Control Board (RWQCB) with a Report of Waste Discharge and obtain Waste Discharge Requirements to demonstrate compliance with the Porter-Cologne Water Quality Control Act. Also pursuant to regulatory requirements, the Project applicant would notify the California Department of Fish and Wildlife (CDFW) and, if required, obtain a Streambed Alteration Agreement to demonstrate compliance with the California Fish and Game Code. The Project would be required to implement any additional mitigation measures and permit conditions prescribed by the RWQCB and CDFW in permits.</p>	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Goal 7	Improved air quality in the city and the region to maintain the community's health and reduce greenhouse gas emissions that contribute to climate change.	The Project would result in some potentially significant impacts relative to air quality; however, all the impacts are temporary and related to construction activities. The Project would result in less than significant impacts relative to air quality during operation and greenhouse gas (GHG) emissions. The Project would implement several mitigation measures to improve air quality and reduce GHG emissions, including the following: rooftop solar photovoltaic, traffic-calming measures, walking and hiking trails, reclaimed water for park and greenbelt areas, low-flow water fixtures, and carbon offsets.	
Policy 7.2	<p>Reduce regional greenhouse gas emissions through the following measures including, but not limited to:</p> <ul style="list-style-type: none"> a) Implementing land use patterns that reduce automobile dependence (compact, mixed-use, pedestrian, and transit-oriented development, etc.); b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques; c) Supporting public transportation improvements; d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities; e) Participating in the development of park-and-ride facilities; f) Maintaining and updating the city's traffic signal synchronization plan; g) Promoting local agriculture; h) Promoting the use of drought-tolerant landscaping; and i) Encouraging the use of non-polluting alternative energy systems. 	The Project would exceed 2016 Title 24 building energy efficiency standards by 15%. The Project would reduce regional GHG emissions through implementation of measures that include rooftop solar photovoltaic energy, an enhanced pedestrian and bicyclist network, street and intersection improvements, and water-efficient landscaping. Additionally, the applicant would use architectural coatings in accordance with San Diego Air Pollution Control District (SDAPCD) Rule 67.0.1 during construction, assumed to be 100 grams per liter (g/L) for exterior applications and 50 g/L for interior applications.	Consistent.

APPENDIX 3.1.5-1 (Continued)

Goal/Policy Number	Policy Text	Consistency Analysis	Consistency
Policy 7.3	Require that new development Projects incorporate feasible measures that reduce construction and operational emissions.	The Project would exceed 2016 Title 24 building energy efficiency standards by 15%. The Project would reduce regional GHG emissions through implementation of measures that include rooftop solar photovoltaic energy, an enhanced pedestrian and bicyclist network, street and intersection improvements, and water-efficient landscaping. Additionally, the applicant would use architectural coatings in accordance with SDAPCD Rule 67.0.1 during construction, assumed to be 100 g/L for exterior applications and 50 g/L for interior applications.	Consistent.

APPENDIX 3.1.5-1 (Continued)

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