



# Escondido

Your Choice For Success

## General Plan Annual Report 2019





# City of Escondido

## General Plan Annual Progress Report (2019)

### I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400 (Appendix A). Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR). The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The General Plan Annual Progress Report was received by the Planning Commission at their meeting on February 25, 2020 and the City Council at their meeting on March 25, 2020.

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## **II. Purpose of the General Plan**

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

## **III. Status of the Adopted Elements**

State law requires that general plans include seven (7) basic elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. In addition to the seven (7) required elements, Senate Bill (SB) 1000, Statutes of 2016, added to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, if the city, county, or city and county has a disadvantaged community or meets certain criteria as designated by the law. As of this writing, the City of Escondido has not triggered the requirements to prepare an environmental justice element.

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

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a Housing Element. State requirements for Housing Elements are more detailed and specific than for the other portions of a General Plan, and Housing Elements are updated every eight (8) years according to a schedule set by the State. Other elements may be updated less frequently and typically have a 15 to 20-year horizon. None of the General Plan elements were amended during the 2019 calendar year, except for the Land Use portion of the General Plan to accommodate a three (3) story care facility on Centre City Parkway.

### **City Council Action Plan**

The City Council puts together an Action Plan that helps advance the goals, policies, and/or implementation measures contained in the General Plan. The Action Plan represents the City Council's collective vision for Escondido's future and the key activities that will be used to achieve that vision. It is developed biannually following a workshop in which key policy interests are identified and discussed by the City Council, city staff, and the public. This keeps relevant General Plan policy-related issues, such as financial stability, economic development, image and appearance on the forefront and relevant for systematic implementation through Action



Plan direction on Capital Improvement Plan, economic development planning, municipal administrative services, maintenance and operations, etc.

General Plan Update Work Program

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

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

<b>General Plan Element</b>	<b>Last Update</b>	<b>Next Suggested Update</b>
Mobility and Infrastructure	2012	Underway
Housing*	2012	Underway
Land Use and Community Form*	2012	2021
Community Protection*	2012	2022
Resource and Conservation*	2012	2022
Economic Prosperity	2012	2023-2025
Growth Management	2012	2026-2027
Community Health and Services	2012	2029-2030
Vision and Purpose	2012	---as needed---
Implementation Program	2012	---as needed---

\* State law requires certain information be included in General Plan elements at the time a jurisdiction next revises a Housing Element. This invariably involves land use-related policies. Furthermore, Government Code Section 65302 requires all cities and counties to amend the

*safety and conservation elements of their General Plan to include analysis and policies regarding hazard information upon the next revision of the Housing Element, which is scheduled to cover the 2021-2029 planning period. For this reason, these elements have been grouped together or sequenced in a logical manner to ensure that the City's policy framework is updated in a timely manner to continue to guide growth and development in a beneficial direction, while satisfying all state mandates.*

## **IV. Progress in the General Plan's Implementation**

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

### ***A. Land Use and Community Form***

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

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

Indicators and General Plan Implementation (2019)

- 53,516 total housing units
  - 51,439 total housing units occupied
  - 2,077 vacant (or 3.8 percent prevailing vacancy rate. The amount was 4.8 percent prevailing vacancy rate in 2018, a year-over decrease of 1.0 percent from 2018)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
  - # of units issued zoning permits: 533
  - # of units denied zoning permits: 131 (Touchstone, Aspire in October 2019)
  - # of building permits issued: 37
  - # of units issued certificates of occupancy: 352
  - Over the past year, the City of Escondido and the development community added more than 352 housing units to our City, and we have about 2,800 more in the pipeline. This includes 970 units planned, permitted, or under construction in the downtown area, which will help bring much more foot traffic and activity to our downtown businesses.
  - Additional pipeline projects include: 183,500 square feet of new retail commercial space, 86,000 square feet of new medical office space, and 697 new hotel units (keys).
- Approved and/or processed planning projects or administrative activities:
  - 3 Admin Adjustment
  - 1 Adjustment Plat
  - 36 Accessory Dwelling Units
  - 64 Banner Signs
  - 85 CofA
  - 2 CoC
  - 31 Conditional Use Permits
  - 27 Design Review Permits
  - 2 Grading Exemption
  - 1 General Plan Amendment
  - 15 Plot Plan
  - 2 Tentative Subdivision Map
  - 2 Tentative Parcel Map
  - 85 Sign
  - 24 Zoning Letter
  - 1 Zone Change
  - 1 Nonconforming Use Determination
  - 1 Extension of Time
  - 7 Planned Development
  - 3 Specific Plan Amendments
  - 2 Daley Ranch Credit Purchase
  - 1 RV Parking
  - 1 EIR
  - 5 MND
- 3,763 total building permits issued in 2019:
  - This is a year-over increase of 4.8 percent from 3,589 in 2018.
  - *Building permits issued:*

- 11 new single-family homes (22 homes were issued in 2018 and 236 homes were issued in 2017).
  - 25 Accessory Dwelling Units (15 in 2018 and 1 in 2017)
  - 6 new commercial structures (16 new commercial structures in 2017).
  - 0 new industrial buildings (5 new industrial buildings in 2018 and 2 new industrial buildings in 2017).
- 2,701 code enforcement cases received in 2019:
  - 34 average number of days that code enforcement cases were open. This is a significant decrease from 48 average days in 2018.
  - 3,055 code enforcement cases received in 2018. This is a year-over decrease of 11.6 percent.
  - 3,242 code enforcement cases were received in 2017. This is a two year-over decrease of 16.6 percent.
  - 3,406 code enforcement cases were received in 2016. This is a three year-over decrease of 20.7 percent.
  - 2,709 code enforcement cases were received in 2015.
- 4,867 total code enforcement inspections performed in 2019. There were 5,675 total code enforcement inspections performed in 2018.
  - 36,425 total tags and graffiti reported removed. (26,932 in 2017). All of our graffiti eradication team staff are now using Cityworks technology and handheld devices to create a very efficient graffiti eradication program. Cityworks applications has paved the way to capture substantial graffiti information used for restitution and create patterns for enforcement. Graffiti Eradication staff created 6,529 graffiti reports in 2019 and the Escondido Report-It app contributed to an additional 2,979 graffiti reports which creates proficiencies in the City's response to graffiti.
  - 93 code enforcement parking citations, a year-over increase of 102.2 percent from 46 in 2018. And a two year-over increase of 29.1 percent from 72 in 2017.
- South Center City Specific Plan was adopted in 2018. The Plan won a San Diego Section APA award of excellence in 2018 for the Public Outreach award category in 2018. In 2019, the Plan also won an APA award of excellence for the "Advancing Social Diversity and Change" category.
- Certified the FEIR for Nutmeg Condos.
- Initiated the Climate Action Plan update in 2018 and concluded Phase 1 outreach in 2019, with direction received from Council regarding measures and strategies. City staff initiated the development of an adaptation, social equity, and environmental justice chapter(s) based on Council direction and public feedback.
- Completed the Zoning Code Land Use Study and adopted amendments to the Escondido Zoning Code to strengthen the effectiveness of our zoning code regulations on certain non-residential land uses.
- Adopted a transfer development rights (TDR) and unit-banking (UB) program in the downtown area to ensure the full, future build-out of the downtown at the densities envisioned as part of the 2012 General Plan. This will be critical component of the Housing Element update to optimize residential land inventory calculations and yield

assumptions to meet RHNA objectives. The project known as the “Ivy” utilized a transfer of 24 units to make the project more viable and, after completion, would add additional density to the downtown area.

- The City Business Licensing Division and Code Enforcement Division went live with the new online permit and activity tracking tool, “Cityworks.” The Building Division, Planning Division, and Engineering Services Department expect to launch in 2020.
- Grants:
  - SB2 planning grant to prepare an updated Housing Element, feasibility study, and specific plan for the east valley area and HP zone (\$310,000).
- Code Enforcement completed abatement of three large hoarder properties through the receivership process.
- Code Enforcement vacated 22 people from a sober living facility due to unpermitted alterations which resulted in substandard living conditions. The property was rehabilitated and reopened.
- Code Enforcement vacated a single family residence that had been illegally converted to multifamily housing. 29 residents were displaced due to the hazardous substandard living conditions.
- Code Enforcement in cooperation with Public Works and the Police Department have cleaned out numerous homeless encampments on both public and private property throughout the city.

*Anticipated Implementation Activities (0-3 Years):*

1. Amend Article 47 to include appropriate features, thresholds, and objectives that reduce environmental impacts when considering pedestrian or transit-oriented development.
2. Amend Zoning Ordinance to establish new Overlay designations for Public Facilities, Mixed Use, Tribal Lands.
3. Amend Zoning Ordinance to include the implementation of smart growth principles.
4. Prepare a mobilehome park study.
5. Complete the Climate Action Plan update and begin implementation.
6. Establish opportunities to implement the Mixed Use Overlay of the East Valley Parkway Target Area (underway).
7. Prepare a Building and Permit Processing Guide (underway).
8. Update the Sign Ordinance.

***B. Mobility and Infrastructure***

The Circulation Element is one (1) of seven (7) mandated elements that each local government must maintain in its General Plan. The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Circulation and utility improvements must also correlate with the land use-related policies. The purpose is to identify the types, locations and extent of existing and proposed transportation and utility facilities, and to establish goals and guiding policies for implementing improvements necessary to serve existing and future residents. The



element introduces planning tools essential for achieving the community's transportation and utility goals and policies with the intent of providing a sustainable system to serve residents and businesses. Topics or policy issue areas covered in the Mobility and Infrastructure Element include the following:

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

#### Indicators and General Plan Implementation (2019)

- Commute Travel:
  - 78.8 percent of commuters drove alone
  - 10.3 percent of commuters carpooled
  - 2.5 percent of commuters walked or used a bicycle
  - 2.3 percent used public transportation
- Mean travel time to work – 27.5 minutes. A year-over increase of 0.4 from 2018, two year-over increase of 1.2 minutes from 2017, and a three year-over increase of 2.2 minutes from 2016.
- 2.7 percent of workers had no vehicle available. 43.0 percent of workers had three or more vehicles available.
- 98.3 lane miles of streets resurfaced. (98 lane miles resurfaced in 2018, 94 lane miles in 2017, and 67 lane miles in 2016.)
- 75 street trees placed. Only 42 street trees replaced in 2018.
- 763 total lights have been converted to LED.
- 0.74 miles of sidewalks replaced.
- 16 miles of bike lanes added or improved. 6.5 miles of bike lanes in 2018.
- 60 pedestrian lamps installed. 36 pedestrian lamps installed in 2018.
- Completed design of El Norte Parkway Bridge, Medians and Pedestrian Signal
- Began construction of Spruce Street Channel Improvements and Pedestrian Bridge.
- Completed rehabilitation of 2,122 lineal feet of corrugated metal storm drain pipe.
- Completed construction of traffic signals at Valley/Date and El Norte/Fig.
- The Spruce Street Channel Improvement Project progressed significantly in 2019.
- Grants:
  - Cycle 4 Active Transportation Grant: Escondido Creek Trail Transit Center Bicycle Path Improvement Project (\$747,000)
  - Local Road Safety Plan Grant (\$72,000)
- Water-related:

- 32,691 acre feet produced (28 percent local and 72 imported)
- 19,831 acre feet to Escondido Water District and 12,860 acre feet to VID
- Recycle water-related:
  - 2,225.85 acre feet produced and 1,972.04 acre feet sold to Escondido, Rincon, and Palomar Energy Plant
- Wastewater-related: For CY 2019
  - Influent – 5,105.6 MG
  - Effluent – 4,110.8 MG
  - Outfall capacity – 20.15
  - Plant capacity – 18 MGD
  - We are at 55.9 percent of our outfall capacity. This is an increase from 48.2 percent in 2018.
- No money was received from Prop 1E Grant for our Lake Wohlford Dam project during 2019.
- Water-related infrastructure:
  - Vista Verde Reservoir – Phase 2. Completed in March 2019.
  - Modifications to A-3 and A-11 Reservoirs currently in design.
  - Emergency Treated Water Connection. Adding a treated water connection from the San Diego County Water Authority treated water pipeline for use in the event that there is an emergency that limits or eliminates the ability of the Water Treatment Plant to produce treated water. Currently in design.
  - Lindley Reservoir Replacement. Replace the existing 2 MG steel reservoir constructed in 1950 with two 1.5 MG pre-stressed concrete reservoirs. Currently in design.
  - Water mains replacement. Replaced the water mains in West 7<sup>th</sup> Avenue between Quince and South Broadway, and in South Broadway between West 7<sup>th</sup> Avenue and Valley Parkway. RFP out for design.
  - Obtained easements across private parcels for the San Pasqual Undergrounding Project (Escondido Canal through the San Pasqual Reservation as per the Settlement Agreement with the Indian Bands). The project is currently in design.
- Wastewater-related infrastructure:
  - Hale Avenue Resource Recovery Facility (HARRF). Work includes modifying the primary sedimentation tanks, replacing the sludge and scum collection system, replacing the odor control facility, and replacing the grit storage facility. This work was completed in August 2018.
  - The Brine Line Project extends the existing brine pipeline from the Broadway crossing of Escondido Creek (near Grape Day Park) to the existing brine line in Harmony Grove Road. This project will construct approximately 12,200 lineal feet (2.3-miles) of 16-inch high-density polyethylene (HDPE) and 15-inch polyvinyl chloride (PVC) brine gravity pipeline using a combination of open trench and jack and bore methods. This project will also include the construction of manholes and small diameter fiber optic conduits. Construction started in April 2018. The project was completed in August 2019.

- Sewer gravity main trunk lines replaced – project completed. Approximately 1007 feet of 24” RCP replaced with 30” C-905, 836 feet of 27” RCP replaced with 36” C-905 for a total of 1843’ of sewer gravity main trunk line replaced.
- Recycled water. Currently in construction is the recycled water pipeline from Citrus Avenue and Escondido Creek to the agricultural area of Cloverdale and Mountain View; converting the existing Hogback Reservoir to recycled water and constructing a new potable water reservoir. Currently in design is a 10 MG emergency storage pond and pipelines to distribute the recycled water to agricultural users.
- Membrane Filtration Reverse Osmosis Facility (MFRO). A two-step Design-Build procurement process was initiated for the design and construction of a MFRO facility and pump station to improve recycled water quality for agricultural uses. The MFRO design is nearing completion and public review of the CEQA document is expected to commence by spring 2020.

Anticipated Implementation Activities (0-3 Years):

1. Update and integrate our existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan, prepared as a Complete Active Transportation Strategy for the city.
2. Prepare a streetscape plan and design for Grand Avenue (underway).
3. Update the Circulation Element portion of the General Plan, with a focus on roadway classifications (underway).
4. Develop and implement a Transportation Demand Management Program.
5. Define Urban Code Area for establishing traffic Levels of Service or VMT areas to streamline CEQA review on future development projects.

**C. Housing**

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

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

Indicators and General Plan Implementation (2019)

- The primary existing housing type in the City was single-family homes detached homes (25,068 total housing units).
- There are 3,507 attached single-family homes.
- Two-family and multi-family condominiums, townhomes, and apartments comprised 19,547 total housing units.

- 3,305 total mobilehomes.
- 5.1 median rooms per housing unit, citywide.
- 51.7 percent of all housing is owner-occupied. This is an increase of 1.9 percent from 49.8 percent in 2018.
- The average size of an owner-occupied unit – 2.91 persons per household.
- The average size of a renter occupied unit – 2.92 persons.
- Vacancy rates: The homeowner and rental vacancy rate is 2.1 percent
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
  - # of units issued zoning permits: 533
  - # of units denied zoning permits: 131 (Touchstone, Aspire in October 2019)
  - # of building permits issued: 37
  - # of units issued certificates of occupancy: 355
- Construction of an affordable residential development was completed: Veterans Villas, a 54-unit permanent supportive rental housing development serving homeless veterans (48 new construction and 6 rehab)
- An RFP was released for federal HOME and Successor Housing Agency (SHA) funds for the construction or rehabilitation of affordable housing. \$1,000,000 in HOME funds were committed to San Diego Habitat for Humanity to construct up to 10 homeownership units and \$1,000,000 in SHA funds were committed to Veterans Village of San Diego as permanent financing for newly constructed homeless veteran permanent supportive housing.
- A Homelessness & Housing Community Advisory Group was initiated to harness public energies around homeless solutions.
- Escondido participated in the North County Homeless Action Committee with elected representative and staff to come to regional consensus regarding goals and solutions. The Committee will continue to strategize in 2020.
- 6-units of transitional housing for homeless households were rehabilitated with federal HOME funds.
- Federal HUD funds (\$132,052 in ESG and \$45,000 in CDBG) were committed to address homelessness through shelter operations, case management, and homelessness prevention.
- Grants:
  - The City's 2018 HEAP grant was approved and Escondido contracted with Interfaith Community Services to hire a full time social worker to assist unsheltered chronically homeless individuals to access available services and shelter (and ultimately, homes). Escondido Homeless Case Management (\$192,995)
  - 2020 Census Outreach (\$77,000)
  - SB2 Planning Funds (\$310,000)
- 30 very-low income seniors and disabled households were assisted in mobile homes and apartments with a monthly rental subsidy while waiting for HUD Housing Choice Vouchers (Section 8)
- During 2019, 1,040 Escondido residents received Housing Choice Vouchers from the Housing Authority of San Diego County

- There are 2,032 households on the wait list, which is a year-over decrease of 85.40 percent decrease from 13,924 households in 2018.
- The City conducted five mobile home rent control hearings (all short form)
- In 2019, 17 neighborhood groups were supported, including neighborhood clean-ups, neighborhood leadership forum meetings, and participation of multiple departments at neighborhood group meetings
- In FY 2019-2020, the City received \$1,824,482 in CDBG funds (a year-over increase of 1.8 percent from \$17,791,466 in FY 2018-2019). For this cycle, \$307,715 supported public service and fair housing activities supporting the six local CDBG priorities: Youth, Economic Development, Seniors, Neighborhood Revitalization, Homelessness, and ADA Improvements. This amount is a year-over increase of 1.6 percent from the previous cycle's \$302,750
- In 2019, work began on a new 5-Year Consolidated Plan to identify and address the community development needs, affordable housing and homeless needs effecting Escondido's low-mod neighborhoods and households.

*Anticipated Implementation Activities (0-3 Years):*

1. Prepare and implement 5-Year Consolidated Action Plans and/or Annual Action Plans.
2. Complete the Comprehensive Strategy to Address Homelessness and begin implementation.
3. Initiate and adopt a 2021-2029 Housing Element and pursue early implementation of some anticipated Housing Element action items:
  - Remove constraints to housing development, such as ground floor retail requirements in the downtown area. Although key corridors and nodes should continue to feature ground level retail activity, applying the restriction throughout the Downtown Specific Plan unduly constrains development opportunities.
  - Assign minimum density standards for the downtown and other key residential zones to ensure that new development accommodates future housing needs, stabilizes neighborhood development, and promotes smart growth objectives to focus growth near infrastructure. This will be critical component of the Housing Element update to demonstrate SB 166 compliance ("No Net Loss" law), as well as objectives and to promote environmental sustainability.

**D. Community Health and Services**

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

community. Topics or issue areas covered in the Community Health and Services Element include the following:

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

*Indicators and General Plan Implementation (2019)*

- Median age – 33.8 years
  - The population that is 65 years and older – 11.8 percent
  - Children ≤ 18 years old in households – 24.8 percent
- The City's first four-year university, John Paul the Great Catholic University, completed its sixth full year of operation.
- The City began using \$1,207,600 in grant funds to the City to improve parks and community centers in low-income, park deficient neighborhoods (projects to be completed in 2020).
- 6,556.3 acres of parkland. The Escondido Country Club project, approved in 2017, would add public parkland to the City inventory (anticipated to be completed in 2020-2022).
- 11 new upgraded parks or facilities in 2019:
  - Don Anderson Building: Exterior lighting improvements, and a new dumpster enclosure.
  - East Valley Community Center (EVCC): Improved lighting in the parking lot, and water efficient landscaping improvements.
  - Grape Day Park: Rehabilitation of two art pieces (Monuments to Time in the Corridor of Life, Art and Culture; and Blue Granite Shift); installation of new skirting on the historic Santa Fe Train Depot; converted irrigation surrounding historic museum buildings to drip irrigation; removed old landscaping and replacing it with drought resistant, appropriately-sized landscaping; and rehabilitation of the fountain feature.
  - Grove Park: Complete restroom rehabilitation, improve landscaping, trash facilities, and improved park lighting.
  - Jim Stone Pool: Rehabilitation of the bathhouse, including reroofing, improvements to the locker rooms and mechanical building, and structural repairs.
  - Mathes Center: Rehabilitation of current facilities including enhancements to public areas (flooring, fixtures, and painting), as well as water efficient landscape improvements.
  - Felicita Mini Park: Water efficient landscaping improvements.



- Oak Hill Activity Center: Water efficient landscaping improvements.
- Park Avenue Community Center (PACC): Installation of a new (20-ton) air conditioning unit and improved landscaping surrounding the building and private courtyard.
- Washington Park: Complete restroom rehabilitation (including conversion to single occupancy units); pool house rehabilitation (rehabilitation of shade structures, reroofing and painting); recreation building rehabilitation (brand new air conditioning, reroofing, window replacement, flooring replacement, electrical upgrades, restroom upgrades, new appliances, improvements to cabinets and countertops, upgraded lighting, interior & exterior paint, replacement of damaged exterior doors, and installation of brand new 30'x40' concrete pad); baseball field upgrades (turf, grading, lighting, backstop, and fencing); resurfaced tennis courts; resurfaced basketball courts; and improved landscaping and park lighting.
- Westside Park: Complete restroom rehabilitation, installation of new bike racks, a new fence feature along the western boundary, and improved lighting.
- 609 recreational programs in 2019, which is a year-over decrease of 2.6 percent from 625 in 2018, but a two year-over increase of 41.9 percent from 429 recreational programs. There were 844 programs in 2016, or a three year-over decrease of 21.3 percent:
  - 4,418 total students participating.
  - 1,203 participants in the youth soccer program.
  - 6 youth soccer, pop warner, and baseball leagues with 3,809 participants.
  - 190 adult softball teams with 2,280 participants.
  - 11 soccer tournaments (youth and adult) with 20,000 participants.
  - 12 softball tournaments with 22,000 participants.
  - 9,038 participants/visits at the skate park.
  - 58 adult hockey teams with 638 participants.
- No. of new miles of public trails in 2019 – none
- In partnership with Lakes & Open Spaces staff, Community Services expanded outdoor recreational offerings and revamped the Escondido Recreation Guide to include more free and low-cost events and programs, as well as more relevant City-related news.
- New improvements to libraries in 2019:
  - Staffing on-site Park Rangers has improved the safety, security, and environment of the library campus.
  - City Council voted to approve the removal of DVD and media rental fees which has reduced barriers and increased access for patrons and created efficiencies in the back-end workflows for staff.
  - Polaris ILS- easier to use, more accessible (web based) for staff, patron notification more streamlined and works better, more options. Better catalog.
  - Flipster for eMagazines- offers both in-browser and app options for reading, have People magazine, which is very popular among patrons, less expensive and better product.
  - Improved wireless network technology resulting in less dropped connections, faster speeds, and better metrics for staff.

- Expanded the free Museum Pass checkout program by adding San Diego Museum of Art, San Diego Museum of Man, and the New Children's Museum.
- Hosted Career Fair and Wellness Expo for adults.
- Added BeYoutiful Nail Art and Animanga Kurabu monthly programs for teens
- Added board game collection to Adult Services for checkout in the library.
- Library technology:
  - 123,369 wireless internet sessions in the library. This is a decrease from 145,973 sessions in the library in 2018 and 141,325 in 2017.
  - 349,638 website hits in 2019. This is an increase from 288,036 website hits in 2018 and 184,069 website hits in 2017.
- Library circulation:
  - 493,546 items circulated, and increase of 16.7 percent from 2018 when 422,939 items were circulated.
  - 45,613 check outs of digital media (eBooks, eAudiobooks, etc.), an increase of 26.3 percent from 31,159 check outs of digital media in 2018
- Library programs:
  - 294 children's programs and 10,706 in attendance. In 2018, there was 118 children's programs, with 4,818 attending. In 2017, there were 125 children's programs and 4,740 attending.
  - 116 adult programs in 2019. 96 adult programs in 2018 (includes Pioneer Room and Literacy)
  - 56 teen programs and 541 attending in 2019. 20 teen programs and 220 attending in 2018.
  - 34 family programs and 3,045 in attendance in 2019. In 2018, 12 family programs and 1,315 attending.
- The Library received the 2019 California Library Association PRExcellence Award for best print marketing (under \$5 million category) for their *Boos and Booze* program materials. The goal of this event was to provide a fun, spooky, informative experience to adult patrons, ages 21+. By fostering an interest in the history of Escondido (especially the site of the current Library building), showcasing the local beer culture that is so prevalent in San Diego County, and appealing to the 25-35-year-old age group (which is the lowest demographic of Library users at Escondido Public Library), Escondido caught the attention of CLA and ultimately the PRExcellence Award for their creativity to organize a community even that brought this hard to reach population to our library.
- Childcare programs:
  - Number of Day Camp programs conducted – 21
  - Pre-school programs – 75
  - After School programs (City) – 2
  - After School Education and Safety (ASES), EUSD programs – 10
- Elderly/disabled/disadvantaged programs:
  - 51 programs for seniors, down from 66 programs in 2018.
  - 24,102 meals served to seniors, down from 26,643 meals in 2018.
  - 13,129 rides provided to seniors from home to the Park Avenue Community Center (PACC) to eat and enjoy the programs. This is down from 13,562 rides in 2018.

Anticipated Implementation Activities (0-3 Years):

1. Update the master plan of trails to include Pedestrian Master Plan and elements, as an intrinsic component of a citywide Complete Active Transportation Strategy, which would include a new bikeway master planning and art programming.
2. Various neighborhood improvement initiatives, as established by the City Council Work Plan from time to time.
3. Complete new Washington Park Skate Spot and expanded parking lot improvements (planning and design underway).

**E. Community Protection**

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

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

Indicators and General Plan Implementation (2019)

- No. of calls for service in 2019:
  - 50,798, a year-over decrease of 2.9 percent from 52,313 in 2018, and a two year-over decrease of 5.4 percent from 53,696 service calls in 2017.
  - 58,802 9-1-1 calls, a year-over decrease 3.2 percent from 60,759 9-1-1 calls in 2018. There were 45,064 9-1-1 calls in 2017.
  - 103,654 total police calls for service (which includes all calls for service, traffic stops, extra patrols, and other police related activities. There were 99,193 total calls in 2018, 115,699 total calls in 2017, and 104,579 calls in 2016.
- No. of parking citations in 2019 – 6,744, a 8.1 percent decrease from 7,341 in 2018. There were 6,256 in 2017.
- No. of reported accidents (by type):
  - 1,503 collisions, an increase of 42.6 percent from 1,054 in 2018.
  - 7 fatal collisions, an increase of 75 percent from 4 in 2018.

- No. of noise complaints received/closed in 2019 – 1,630. A decrease from 2,222 in 2018. There were 1,660 complaints in 2017 and 1,565 in 2016.
- No. of arrests (felony, misdemeanor) in 2019: 5,092, a year-over decrease of 0.5 percent from 5,108 in 2018. There were 5,866 in 2017 and 5,342 in 2016.
  - 1,591 felony arrests
  - 3,491 misdemeanor arrests
  - 344 other detentions
- No. of police officers – 160 (includes one OTS grant funded position)
- In 2019, the Police Department maintained 28 grants for a total of approximately \$1,922,545.
- The Escondido Police Department focused on community based crime reduction by partnering with citizens to find collaborative solutions through community engagement. Police officers and Department members work closely with Resident Leadership Academies, COMPACT, and multi-family housing management groups to increase safety in the community.
- The Escondido Police Department assigned a School Resource Officer (SRO) to address underage tobacco and vaping usage. The EPD partnered with local schools and businesses to educate and enforce laws intended to keep youth from purchasing and using tobacco and vaping products.
- Escondido Police officers received special training to recognize and address school violence. This proactive approach focuses on student wellness and assistance to keep schools safe.
- The Crimes of Property Division worked and solved a major case involving retail thefts at local and regional hardware stores. The suspect was stealing goods and selling them on the Offer Up platform, which connects local buyers and sellers. Detectives worked with local loss prevention officers to identify the suspect. This collaboration resulted in an investigation and arrest for multiple felonies. Regional loss prevention administrators appreciated the EPD for its teamwork and professionalism.
- No. of fire stations – 7
- No. of Fire Department personnel:
  - 87 Firefighters (24 Fire Captains, 24 Fire Engineers, and 39 Paramedics)
  - 18 Non-Safety Paramedics
  - 6 Chief Officers
  - 1 Fire Marshal
  - 4 Prevention Officers (full time) and 1 part time Prevention Officer
  - 1 Emergency Preparedness Manager
  - 3 Administrative Staff (full time) and 2 part time Administrative Staff
- No. of Fire Apparatus:
  - 7 Type 1 Frontline Fire Engines
  - 3 Type 1 Reserve Engines
  - 4 Type 3 Brush Engines
  - 1 Type 6 Brush Engine
  - 1 Frontline Truck
  - 1 Reserve Truck
  - 5 Frontline Ambulances

- 4 Reserve Ambulances
- Average response time of Fire Department: 5 minutes and 11 second in 2019. The response time was 5 minutes and 14 seconds in 2018.
  - Met Quality of Life Standard Goal 91 percent of the time.
  - The average response time was 5 minutes and 15 seconds in 2017.
  - The average response time was 6 minutes and 29 seconds in 2016.
- Mechanical CPR devices: Purchased, training for all personnel, deployed on all ambulances.
- Automotive Vehicle Location (AVL) Dispatching: Closest units dispatched to incidents based on GPS location.
- Insurance Services Office (ISO) 5-year survey completed with a score increase and maintaining 2/2X rating.
- Fire Stations 1 and 2 water wise landscape completed: Water and cost savings with huge aesthetic improvement.
- Automated medication and controlled substances inventory control implemented
- Six wildfire preparedness community meetings.
- Fire Explorer program expansion.
- Emergency Operations Center Table-Top Exercise in conjunction other North County jurisdictions.

Anticipated Implementation Activities (0-3 Years):

1. Various public safety initiatives, as established by the City Council Work Plan from time to time.

**F. Resource Conservation**

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

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

Indicators and General Plan Implementation (2019)

- 1,504 new solar PV units installed in 2019. 1,342 new solar PV units installed in 2018 and 989 new solar PV units were installed in 2017. This is a two year-over increase of 52.1 percent.
- The Spruce Street Channel Improvement Project progressed significantly in 2019. The City's Utilities/Environmental Programs and Engineering Services Departments worked together to complete 100 percent design, secure permits from environmental agencies and North County Transit District (NCTD), complete bidding, and start construction. The final design includes a pedestrian bridge over West Valley Parkway, removal of an unused channel crossing, installation of two maintenance access ramps and new manholes, and flood walls. Construction began with invasive plant and accumulated sediment removal in July 2019.
- Environmental Programs worked with other Departments to track the implementation of pollution prevention programs including the following activities:
  - Investigated 409 non-storm water discharges, public complaints, or spills.
  - Reviewed, approved, and inspected projects with structural Best Management Practices (BMPs) to treat runoff from development or redevelopment permits.
  - Completed storm water program inspections and follow up actions, sometimes issuing escalated enforcement to achieve compliance. In FY 2018-19, the City performed 364 construction inspections, 44 municipal facility inspections, 1522 commercial inspections, 66 industrial inspections, and 15 residential area patrols.
- City staff recorded visual water quality observations at 109 major storm drain outfalls and analyzed water quality at 6 sites, twice in 2019.
- Swept 9,954 miles of streets, removing 4,551 tons of material before it reached storm drains. The Public Works Department continued a process to update this program with a GIS-based routing system in future fiscal years.
- Inspected 2,230 storm drain catch basins for accumulated debris and trash. Performed 872 cleanouts of storm drains, removing 178 tons of debris from the MS4.
- Cleaned 0.56 miles of open channel, removing 2,262 tons of invasive plants, trash and debris, and mobilized sediment prior to discharge to natural areas.
- The Wastewater Division implemented the sewer system maintenance program and achieved the following improvements in FY 2017-18, resulting in reduced risk of exfiltration or sewer spills: 18.3 miles of pipeline televised, 2,960 feet of gravity mainline replaced or repaired, and 282 miles of sewer lines cleaned.
- Environmental Programs led a multi-departmental effort to update the trash enclosure guidelines. The Escondido Municipal Code allows for requiring non-compliant facilities to install a roofed trash enclosure; this would only occur with thorough documentation of repeated violations. All Environmental Compliance inspectors are now noting the trash enclosure status, including a photograph, for all facility inspection reports.
- The City undertook significant effort to improve habitat and reduce unauthorized encampments in a section of the Reidy Creek channel adjacent to the Police and Fire Headquarters on Centre City Parkway, north of State Route 78. The City Fire Department led a contract with CAL FIRE to have crews manually perform removal of non-native plants and trim vegetation to improve visibility for law enforcement. Environmental Programs supported biological monitoring of the effort to ensure



Streambed Alteration Agreements and Best Management Practices were followed. The effort yielded 158 tons of vegetative debris, plus an additional 10.5 cubic yards of transient encampment material. Furthermore, the City continued to support the Escondido Creek Conservancy in preparations for their California Department of Fish and Wildlife grant to remove over 250 non-native trees, including Mexican Fan Palms. The project is slated for completion in FY 2019-2020, including development of a long-term management plan to be implemented as part of the Landscape Maintenance District program dedicated to that area.

- The City purchased and installed two new trash booms for implementation in Escondido and Reidy Creek flood control channels. These booms capture trash prior to discharge to the Harmony Grove habitat area, and are maintained on a regular basis (typically, after every major storm in the winter season) to ensure proper function.
- The Country Club golf course in the City of Escondido is being redeveloped into a residential community, Country Club Redevelopment Project - "The Villages". The Villages project site encompasses an area of 97.5 acres and will have structural biofiltration BMPs to treat runoff. The City's development agreement requires the developer to treat storm water from over 100 acres of neighborhoods outside of the Villages project site. During FY 2018-19, the first phase of construction (Village 1) was approved and construction was initiated in September 2019.
- The City installed 7 trash capture devices at "strategic" locations, where devices can function to capture runoff from multiple required inlets. The Utilities Department also funded a significant mapping effort to support compliance with Statewide Trash regulations. City staff also began an effort for inter-departmental compliance information management needed to manage the design, bid, installation, maintenance, inventory, and reporting for this program once requirements are incorporated into the MS4 Permit.
- In FY 2018-19, the Utilities Department completed 153 classroom and camp presentations to 3,696 elementary school students throughout Escondido, to educate them about water conservation and pollution prevention.
- In FY 2018-19, the Utilities Recycling Division led 43 events reaching approximately 1,200 residents. Notably, the City sponsors electronic and household hazardous waste events twice a month, reaching approximately 200 people a month. The City also hosted and promoted 4 used oil events, 3 compost workshops (with 36 total attendees), and two volunteer cleanups at Lake Dixon with 96 volunteers last year. Finally, the We Clean Escondido program supports approximately 10 neighborhood cleanup groups with an average of 3-5 volunteers per group, gathering approximately 2 bags of trash for monthly cleanups removing litter before it reaches the storm drain system.
- The City of Escondido remains committed to establishing an Alternative Compliance program. Environmental Programs staff participate in Regional Technical Advisory Committees for Alternative Compliance Program development, as well as the Water Quality Equivalency component. A Capital Improvement Program (CIP) fund was established to build funds for a future project to be constructed by the City, if feasible.
- Initiated the Climate Action Plan update in 2018 and concluded Phase 1 outreach in 2019, with direction received from Council regarding measures and strategies. City staff initiated the development of an adaptation, social equity, and environmental justice chapter(s) based on Council direction and public feedback.

Anticipated Implementation Activities (0-3 Years):

1. Prepare a Master Plan or design standards that identifies gateways and visual quality guidelines
2. Conduct a study to determine the feasibility of expanding the city's recycling program.
3. Complete the Climate Action Plan update and begin implementation.
4. Various resource and environmental initiatives, as established by the City Council Work Plan from time to time.

**G. Growth Management**

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

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

Indicators and General Plan Implementation (2019)

- Total population – 152,232
- Total fees collected through building permits in 2019:
  - Parkland fees – \$66,935. \$1,484,215 collected in 2018, \$952,504 in 2017, and \$247,740 in 2016.
  - Traffic fees – \$617,597, \$843,485 collect in 2018, \$400,185 in 2017, and \$308,417 in 2016.
  - Sewer fees – \$706,300, \$3,485,648 collected in 2018, \$2,002,397 in 2017, and \$503,166 in 2016.
  - Water fees – \$310,220, \$926,080 collected in 2018, \$2,722,530 in 2017, and \$892,543 in 2016.
- Monitored and reported annually on the performance of development activity.
- Working with LAFCO to complete a Sphere of Influence Update and MSR to confirm properties appropriate to re-zone.
- City Council established a target Reserve balance of 25 percent.

- City conducted an assessment of public facility needs and costs, and the City Council approved an inflationary adjustment to development impact fees related to traffic, parks, drainage and public facilities to reflect the cost of constructing infrastructure associated with serving new growth.

Anticipated Implementation Activities (0-3 Years):

1. Prepare an Annexation Procedures Manual
2. Monitor Growth Management Measure
3. Participate in LAFCO's island annexation program and contribute to orderly and fiscally solvent annexations into the incorporated city.
4. Various fiscal impact initiatives, as established by the City Council Work Plan from time to time.

**H. Economic Prosperity**

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

- |                                   |  |
|-----------------------------------|--|
| • Employment Acreage              | • Long-Term Economic Wellbeing           |
| • Wage and Job/Housing            | • Minimizing Infrastructure Impediments  |
| • Small Business                  | • Strengthening Workforce Qualifications |
| • Twenty-First Century Industries | • City Leadership                        |
| • Tourism and Recreation          | • Economic Development Monitoring        |
| • Existing Economic Districts     |  |
| • Marketing and Image             |  |

Indicators and General Plan Implementation (2019)

- Civilian employed population – 73,405. This is a year-over increase of 2.4 percent from 71,644 in 2018; and a two year-over increase of 6.9 percent from 68,645 in 2017; and a three year-over increase of 10.8 percent from 66,225 in 2016.
  - Service occupations – 17,718 (24.1 percent)
  - Sales and office – 16,908 (23.0 percent)
  - Management/business sector – 8,398 (11.4 percent)
  - Education – 3,015 (4.1 percent)
  - Healthcare practitioner – 2,238 (3.0 percent)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)

- Over the past year, the City of Escondido and the development community added more than 352 housing units to our City, and we have about 2,800 more in the pipeline. This includes 970 units planned, permitted, or under construction in the downtown area, which will help bring much more foot traffic and activity to our downtown businesses.
  - Additional pipeline projects include: 183,500 square feet of new retail commercial space, 86,000 square feet of new medical office space, and 697 new hotel units (keys).
- 10,317 total active business licenses.
  - Grand total receipts for all business license accounts - \$1,907,274. \$2,013,116.09 total receipts in 2018, \$1,913,790.27 in 2017, and \$1,772,260.51 in 2016.
  - Business licensing has fully transitioned to Cityworks.
  - Continued implementing the *Working Together to Get to Yes* initiative.
  - Conducted a voter opinion survey of a potential sales tax revenue measure for consideration on the November 2020 election ballot
  - Continued to build on the momentum of the Innovate 78 regional economic development initiative focused on business retention expansion and attraction along the 78 Corridor and strategies to expedite permit processing and improve overall customer service.
  - Work underway for the design of Grand Avenue streetscape and Street Alignment Plan.
  - Held the annual local wineries event.
  - Hosted Meet the Buyers in partnership w/Small Business Development Center.
  - Hosted Connect to Capital workshop in partnership with Small Business Development Center.
  - Renegotiated the City's Franchise Agreement with Escondido Disposal Inc. pertaining to solid waste and recycling terms, provisions, conditions, rates and fees.
  - Participated in Manufacturing Day event to identify and promote companies involved in the program.

*Anticipated Implementation Activities (0-3 Years):*

1. Economic Development strategies and tactics as outlined in the City's updated comprehensive economic development strategy.
2. Economic Development strategies and tactics as outlined in the City Council Action Plan every two (2) years.
3. Continuation of the Innovate 78 initiative with new focus on the 78 Corridor's startup ecosystem, entrepreneurship and talent pipeline development.
4. Partnership with the San Diego Regional EDC on a regional strategy for economic inclusion.
5. Promote investment in Escondido's Opportunity Zone.
6. Redevelopment of properties in Spruce St. area.
7. Continued to explore tools to improve historic downtown core, including assessment district options.

## **V. Degree to which the General Plan complies with the Adopted Office of Planning and Research (OPR) Guidelines**

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

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

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

1. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
2. Sustainable Development and Environmental Justice: The General Plan complies with guidelines for sustainable development and environmental justice. General plan policies and programs generally discuss inclusive public participation, social and economic well-being, jobs/housing balance, managed and balanced growth, livable communities and quality of life, and responsible resource conservation.
3. Preparing and Amending the General Plan: The City complied with the Guidelines in the preparation and adoption of the General Plan (2012) and continues to comply with the Guidelines, CEQA, and the Government Code in the processing of any General Plan amendments.
4. Required Elements: The General Plan contains all of the required elements (Appendix B).
5. Format and Element Integration: The format of the General Plan complies with the Guidelines in that all of the required elements are present and no one element takes precedence over any other (equal legal status). The document is posted on the City's website and available for public review at City Hall and the Library.
6. Optional Elements: The General Plan includes optional elements that are either individual sections or are consolidated with other elements.
7. CEQA and the General Plan: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.

8. Public Participation: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
9. Implementing the General Plan: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. Special General Plan Considerations: The General Plan preparation and administration comply with the applicable Acts.

## **VI. Plans, Projects, and Accomplishments**

The Planning and Building Divisions processed a variety of planning permits during 2019, including conditional use permits (CUPs), subdivision map requests, and associated environmental reviews. The breakdown in applications received is reported in the Land Use portion of the General Plan indicators.

Progress in meeting the City's Share of Regional Housing Needs Government Code Section 65400(a)(2)(B) provides: "*The Housing Element portion of the Annual Progress Report shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ...*" The tables provided in Appendix D demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of six Excel spreadsheets. Therefore, Appendix D also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2012.

## **VII. Conclusion**

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



**APPENDIX A**  
**GOVERNMENT CODE SECTION 65400**

Government Code Section 65400

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

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

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

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

B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

**APPENDIX B**  
**GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS**

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

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

ground stationary noise sources.

Housing

Housing

Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.

**Optional Element**

Community Health and Services

Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.

**Optional Element**

Growth Management

Develops quality of life standards and establishing public facility planning strategies.

**Optional Element**

Economic Prosperity

Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

**APPENDIX C**  
**PIPELINE PROJECTS**

Pipeline Project Map and Pipeline Project List:

<https://www.escondido.org/planning.aspx>



**APPENDIX D**  
**2019 HOUSING ELEMENT REPORT**

Jurisdiction	Escondido	
Reporting Year	2019	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes <sup>+</sup>
Summary Row: Start Data Entry Below								18	10	0	3	0	21	621	673	538	131	0	
	2273020600	685 Hoover St		ADM19-0021	ADU	R	2/4/2019						1		1	1	0	No	
	2362400200	821 W Felicita		ADM19-0035	ADU	R	2/27/2019		1						1	1	0	No	
	2352025400	1317 Candlelight Glen		ADM19-0044	ADU	R	3/19/2019		1						1	1	0	No	
	2323200700	545 S Spruce		ADM19-0047	ADU	R	3/21/2019		1						1	1	0	No	
	2303610200	1011 E 4th		ADM19-0056	ADU	R	4/4/2019				1				1	1	0	No	
	2300420300	717 Elmwood		ADM19-0057	ADU	R	4/5/2019						1		1	1	0	No	
	2335220800	159 W 10th Ave		ADM19-0060	ADU	R	4/10/2019				1				1	1	0	No	
	2360120600	919 S Spruce St		ADM19-0072	ADU	R	4/23/2019		1						1	1	0	No	
	2370201600	486 El Dorado		ADM19-0076	ADU	R	4/24/2019						1		1	1	0	No	
	22746402600	1551 Conway Dr		ADM19-0081	ADU	R	5/1/2019						1		1	1	0	No	
	2727010800	3316 Vista Rocosa		ADM19-0086	ADU	R	5/6/2019							1	1	1	0	No	
	2312020400	2017 Mountain View		ADM19-0088	ADU	R	5/7/2019						1		1	1	0	No	
	2362000600	867 W 15th		ADM19-0093	ADU	R	5/9/2019						1		1	1	0	No	
	2343602500	655 Calle Ladera		ADM19-0095	ADU	R	5/14/2019							1	1	1	0	No	
	2336223300	1012 Chestnut		ADM19-0113	ADU	R	5/3/2019		1						1	1	0	No	
	2402002700	3342 White Hawk		ADM19-0115	ADU	R	6/5/2019						1		1	1	0	No	
	2242310300	1030 Hawaii		ADM19-0119	ADU	R	6/10/2019						1		1	1	0	No	
	2244842300	1751 Sally Place		ADM19-0124	ADU	R	6/13/2019						1		1	1	0	No	
	2314800300	1655 Oak Hill Drive		ADM19-0129	ADU	R	6/18/2019						1		1	1	0	No	
	2335932300	1422 S Broadway		ADM19-0152	ADU	R	7/5/2019		1						1	1	0	No	
	22854903100	960 Sugarloaf		ADM19-0168	ADU	R	6/10/2019						1		1	1	0	No	
	2271701900	684 Mills St		ADM19-0173	ADU	R	8/8/2019		1						1	1	0	No	
	2333620800	222 W 8th Ave		ADM19-0177	ADU	R	8/13/2019				1				1	1	0	No	
	2404100100	2704 Crownpoint		ADM19-0188	ADU	R	8/22/2019						1		1	1	0	No	
	2710900100	3310 Jasmine		ADM19-0211	ADU	R	9/11/2019						1		1	1	0	No	





Jurisdiction	Escondido	
Reporting Year	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1042	46				46					98	944
	Non-Deed Restricted							1	5				
Low	Deed Restricted	791	44		11		34					92	699
	Non-Deed Restricted							1	2				
Moderate	Deed Restricted	733										51	682
	Non-Deed Restricted		7			1	5	18	20				
Above Moderate		1609	497	56	7	163	410	220	10			1363	246
Total RHNA		4175											
Total Units			594	56	18	164	495	240	37			1604	2571

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Escondido	
Reporting Year		2019 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Project Development - Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.	Increased supply of rental units for extremely low, very low and low-income residents. 300 units.	Ongoing	Within the HE period, the City contracted with Community HousingWorks, Interfaith Community Services and Solutions for Change to develop affordable rental projects consisting of acquisition/rehabilitation of existing units (CHW and Interfaith) and new construction (Solutions). The CHW project was completed in April 2017 and consists of 11 HOME affordable units out of 200 total affordable units in the project. Interfaith rehabilitated an existing 4-unit project in 2018. Solutions completed construction of a new affordable rental project consisting of 33 units (32 affordable) in July 2017. In 2019 Veteran's Village of San Diego opened a 54-unit (including 48 units of new construction and 53 total affordable units) development serving homeless veterans. The City provided funding to assist ten of these units. Including 3 previous projects during the HE period (11 ownership units by SDHFH in 2015, 35 new rental units by CHW in 2013 and 44 rehabilitated units by UHC in 2015), a total of 147 affordable housing units have been created via local funding since 2013.
1.2 Lot Consolidation - Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments.	Facilitate development as envisioned in the General Plan.	Ongoing	A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments.
1.3 Infill New Construction - Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The city also encourages recycling and revitalizing of sites for a variety of housing types and income levels.	New housing opportunities for homeownership and rental for low- and moderate-income households.	Ongoing	The majority of the affordable residential projects completed during the period have been on infill sites. Veteran's Village (10 funded units out of 53 affordable) was completed in 2019 on infill land on South Escondido Boulevard. Solutions for Change completed construction on a new affordable rental project of 33 units (32 affordable) on an infill site on South Escondido Boulevard in July 2017. Interfaith Community Services rehabilitated a four-unit residential project on Aster Street in the center of the city to be used for low-income households in 2018. CHW rehabilitated 11 HOME affordable units (200 total) on Midway Drive in 2017. The 11-unit project by Habitat in 2015, the 35-unit project by CHW in 2013 and the 44 units by UHC in 2015 all were on infill sites.
1.4 City-Owned Sites - Facilitate the redevelopment/development of affordable housing on City-owned sites.	Use City-ownership as a potential inducement for rehabilitation of more affordable housing.	Ongoing	The Housing and Neighborhood Services Division, the Engineering Services Department, the City's Real Property Agent, and other City staff continue to review City-owned properties when they become available as potential sites for redevelopment as affordable housing.
1.5 Density Bonus - Amend Density Bonus Ordinance to be consistent with State law.	Additional housing opportunities for low-and moderate-income households.	Ongoing	City staff completed an amendment to the Zoning Code in 2017 to modify Density Bonus provisions so they are in conformance with state law. The City will continue to maintain consistency with State density bonus law, including amending the Zoning Code as necessary. Several projects are currently in the pipeline or have been recently completed using Density Bonus provisions, providing additional affordable units.
2.1 Housing Rehabilitation: Renter Occupied - Continue to explore potential rental rehabilitation programs.	Increase opportunities for rental rehabilitation for lower income households (25 units).	Ongoing	Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. The program ended after two years. Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program.
2.2 Acquisition/Rehabilitation - Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities.	Additional affordable housing opportunities for lower income households (200 units).	Ongoing	Recycling of existing, dilapidated structures continues to be a priority in Escondido. An RFP in 2014 for affordable housing developers resulted in two affordable rehabilitation developments: 11 acquisition/rehabilitation units in a 200-unit development was completed in 2017, and a 44-unit rehabilitation project was completed in 2015. An RFP in 2017 resulted in a 4-unit affordable rehabilitation project completed in 2018.
2.3 Focus on Neighborhoods - Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.	The concentration of City resources to individual neighborhoods and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. Continue collaboration efforts through funding resources, policies and community outreach.	Ongoing	Currently there are 18 recognized neighborhood groups in the City. Project NEAT continues to utilize Community Development Block Grant (CDBG) funding to assist residents in solving their own neighborhood problems at a neighborhood (rather than a Code Enforcement) level, such as maintenance, graffiti, trash. The Neighborhood Transformation Project (NTP) is one effort to join neighborhoods with City Departments to combine resources (funding and sweat equity) in targeted areas to include neighborhood cleanups and public improvements. The City continues a focused approach in neighborhoods using additional strategies to improve neighborhoods by involving residents.

2.4 Preservation of At-Risk Housing - Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market rate housing.	Continued affordability of subsidized housing developments. If owner wishes to sell, contact potential buyers who would want to extend affordability, and if unsuccessful, follow up with Section 8 and relocation potential.	Ongoing	The City continues to monitor at-risk units, particularly those identified in the Housing Element. This effort is ongoing. The City worked with Community HousingWorks to preserve the affordability of 200 units in Cypress Cove (now Manzanita Apartments) while extending affordability on 11 of the units using HOME funds in 2017. In 2018-2019 the City helped preserve 6 affordable, transitional units at 1203 South Maple Street (Las Casitas) by committing CHDO funds for rehabilitation of the project. Community HousingWorks is approximately 9 years into the affordability period on an acquisition/rehab project and is preserving affordability by rehabilitating a number of structural problems not addressed originally (roof, termites, rot). No at-risk units were lost in 2017, 2018 or 2019.
3.1 First-time Homebuyer/Home Entry Loan Program (HELP) - Provide low interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000, using federal HOME funds.	Increased homeownership opportunities for lower income households (150 households).	Ongoing	In December 2017 Housing and Neighborhood Services staff met with local real estate professionals to discuss possible impediments to issuing First-time homebuyer loans and possible solutions. The City continues to try to improve the success of the loan program. No HELP loans were funded during 2016, 2017, 2018 or 2019. 4 loans were funded during 2015, 2 during 2014 and 3 during 2013, for a total of 9 first-time homebuyer loans during the period.
3.2 First-time Homebuyer/Mortgage Credit Certificates - Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.	Additional homeownership opportunities for low-and moderate-income households (20 households).	Ongoing	Although MCCs remain available to Escondido residents, a local MCC administrator no longer exists and MCCs are not reported locally after 2014.
3.3 Rental Subsidy - Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.	Provide rental subsidy to 110 very low-income senior/disabled households in mobilehome parks and apartments. Support Rental Assistance to 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.	Ongoing	During 2019, 1,040 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 2,032 households are on the wait list in Escondido. At the end of 2019, 23 senior/disabled households in mobilehome parks and an additional 7 in apartments, for a total of 30, were receiving a monthly rental subsidy from the City of Escondido while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy Program was tightened in 2012 due to the loss of redevelopment funds and the number of monthly subsidies has slowly declined.
3.4 Mobilehome Park Conversion - Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership.	Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.	Ongoing	The City continues to provide technical assistance to mobilehome parks considering conversions to resident ownership. No recent conversions have been requested. The City has been advised on the purchase of an existing mobilehomes park and the potential change of use, although the owner is not currently moving forward. The City continues to manage the remaining City-owned spaces in Escondido Views (4 lots) and Mountain Shadows (22 lots) mobilehome parks.
3.5 Mobilehome Rent Review - Rent review via the Rent Review Board of applications for increases in mobilehome parks.	Stabilized rents for mobilehome residents, many of whom are lower income.	Ongoing	During 2019, 5 short-form rent review hearings and no long-form rent review hearings were held. Average monthly increases approved for short form applications ranged from \$9.88 to \$18.41.
3.6 Fair Housing - Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.	Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants.	Ongoing	In 2019 the City contracted with the Legal Aid Society of San Diego, inc. to provide Fair Housing Services to Escondido residents, including handling reports of discrimination, and providing counseling and mediation in landlord/tenant disputes. City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address regional issues. The City of Escondido has been working collaboratively with other jurisdictions in the San Diego County region to address Fair Housing reporting in compliance with HUD's current requirements.
4.1 Emergency Shelters - Amend the Zoning Code to permit emergency shelters by right, consistent with State law.	Consistency with state law. Provision of shelter for families/individuals with special needs.	0-3 years	The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council in October 2013. Staff re-evaluated the size and location of the Overlay in 2015, but left the language unchanged. The City is in compliance with State law. A year round shelter operated by Interfaith Community Services currently operates outside the Overlay area.
4.2 Transitional/Supportive housing - Amend the zoning code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.	Increased housing opportunities for special needs persons.	0-3 years	An amendment to the Zoning Code to define transitional and supportive housing as specified in State law, and to permit both where residential units are otherwise permitted, was completed in June 2017.
4.3 Senior Housing Ordinance - Amend the Zoning Code to permit senior housing by right where housing is permitted.	Increased housing opportunities for seniors.	0-3 years	An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 2017.

4.4 Monitoring of Growth Management Measure - Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.	Increased public awareness of the City's housing needs and obligations under state law.	Ongoing	The City's Housing Element shows that the City's RHNA can be accommodated. In 2018 it does not appear that the existence of Proposition "S" discouraged or prevented construction of market or affordable units. The City will continue to monitor RHNA progress annually to determine whether growth management policies impact the City's ability to accommodate its affordable housing need.
5.1 Affordable Housing Financing - Continue to pursue a variety of funding sources to support affordable housing in the community.	Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.	Ongoing	Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including tax credits, grants and collaboration with non-profit providers.
5.2 Housing Information and Referral - Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.	More effective and targeted housing programs, especially for lower income households.	Ongoing	Housing program and project information is updated as needed and is distributed via a variety of avenues, such as the City website, brochures, mailers and referral cards, and at the senior center and City Hall. Staff continues to seek additional ways to distribute information to the public. The City website was most recently overhauled at the beginning of 2018, resulting in an easier to read and use source of housing, fair housing and other information for the public. Updates to the website are ongoing as needed. In 2019, the City established the Communications and Community Services Department, which includes a Communications Officer who disseminates information through various media sources. This results in a broader reach of program information. In 2016 the Housing Division and Neighborhood Services Division were merged into the Housing and Neighborhood Services Division under a Housing and Neighborhood Services Manager. This allows for more streamlined assistance to the public.
GOVERNMENT CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING AS IDENTIFIED IN HOUSING ELEMENT	-	-	-
Land Use Controls	Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.	Ongoing	The Downtown Specific Plan was updated in 2013, including increasing residential densities up to 100 du/ac in the downtown core, which should lead to an increase in multi-family units. The South Escondido Blvd and South Centre City Area Plans were revised and combined to form the S. Centre City Specific Plan, which was completed in 2018. Target areas in Escondido's core incorporate strategies to create a wide range of single- and multi-family residential development, supporting housing choice and opportunities in the City's infill areas.
Residential Development Standards	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Ongoing	In 2017 the City's residential zones were consolidated in one place in the Zoning Code to streamline requirements and provide for more consistency. A new category was established (R-5-30), implementing a General Plan designation allowing higher density in transit corridors and shopping/employment areas. The ADU standards are in compliance with State requirements, permitting the development of more affordable units. The City continues to evaluate residential development standards and policies that may directly impact provision of housing for all sectors of the community.
Provision for a Variety of Housing Opportunities	Encourage the development of a variety of housing types for all economic segments of the population.	Ongoing	As documented in the Housing Element, adequate sites are available for a variety of housing types for all economic segments of the population, including high density zones. The Zoning Code has provisions for ADUs, mobilehomes, multi-family dwellings, SROs and residential care facilities. In 2013 the City approved a zoning overlay where emergency shelters are permitted by right. Similar code amendments were completed in 2017 for transitional/supportive housing and senior housing. There are no other known policies or regulations that constrain development of housing for persons with disabilities.
Development Conditions and Fees	The City to periodically review fees to ensure they reflect current impacts and necessary impacts.	Ongoing	Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. The development fees will continue to be reviewed annually and modified as needed to accommodate housing while meeting cost recovery needs.
On- and Off-Site Improvements	Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development.	Ongoing	Requirements for on- and off-site improvements on residential projects are reviewed periodically for changes that can be made.
Building Codes and Enforcement	Evaluate use and enforcement of building codes	Ongoing	The 2016 California Building Codes and Green Building Standards Code have been adopted by the City. The City has no local ability to waive provisions of State Building Codes. However, there is an appeal process to challenge interpretations of the building code requirements.
Permits and Processing Times	The City will periodically evaluate permit requirements and processing times to determine if they are a constraint to new housing.	Ongoing	The City continues to explore ways to streamline processing of applications and reduce fees for affordable and mixed-use housing. During the current HE cycle, the Design Review Board was consolidated into the Planning Commission/staff in an effort to streamline processing. In addition, the city complies with all streamlining efforts of housing applications required by the State.