

**Appendix H. Project Consistency with  
Relevant Escondido General Plan Policies**

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**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<b>Land Use and Community Form Element</b>	
<p><b>Community Character Policy 1.1.</b> New development should serve to reinforce the city's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals.</p>	<p><b>Consistent.</b> The EVSP Area is in central Escondido and is immediately adjacent to and east of downtown. The EVSP would accommodate Residential, Mixed-Use, Multi-Family Residential, and General Commercial land uses. The EVSP would focus on maintaining many of the existing uses while clustering them into different areas to create a more cohesive pattern and design. The EVSP would designate the majority of properties along East Valley Parkway as Mixed Use, which would create a more urban and vibrant character with an enhanced public realm through outdoor dining, public plazas, and other amenities as it transitions to larger commercial to the east and downtown to the west.</p>
<p><b>Community Character Policy 1.7.</b> Incorporate iconic signage, artwork, landscaping and/or architecture characterized as uniquely Escondido at gateway locations to define a sense of entry and strengthen community identity.</p>	<p><b>Consistent.</b> District gateways would be provided at various locations throughout the EVSP Area and would include subtle elements, such as medallions in the paving, or more prominent elements, such as signs or public art. The EVSP would provide landscaped "greenways" along East Valley Parkway, Ash Street, Grand Avenue, and Washington Avenue in the EVSP Area. In addition, the EVSP would strive to:</p> <ul style="list-style-type: none"> <li>• <b>SBD 1.2:</b> Create a landmark identity or focal point near the Ash Street (Highway 78) Midway intersections, which may be accomplished through a combination of elements such as building height and massing, signature architectural design, and lush corner landscaping.</li> </ul>
<p><b>Community Character Policy 1.8.</b> Require development projects to locate and design buildings, construct energy and water efficient infrastructure, reduce greenhouse gas emissions, enhance community livability and economic vitality, and implement other practices contributing to sustainable resources.</p>	<p><b>Consistent.</b> The EVSP would encourage development to incorporate sustainable practices into site and building design. Such practices would include energy conservation programs, such as the use of smart grid technology and the installation of solar panels, and the use of LED lighting in accordance with Article 35, Outdoor Lighting, of the Escondido Zoning Code. In addition, the EVSP would encourage the rehabilitation of existing uses (SED 1.1); investigation of the use of renewable distributed energy systems, which have environmental benefits (SED 1.3); and development and implementation of water management strategies for the existing system (PSI-1.2).</p>

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<p><b>Community Character Policy 1.9.</b> Promote development in downtown, at transit stations, and other key districts to accommodate a mix of land uses and configure uses to promote walkability, bicycling, and transit uses, reducing the need for the automobile.</p>	<p><b>Consistent.</b> The EVSP would accommodate Residential, Mixed-Use, Multi-Family Residential, and General Commercial land uses to reduce the need for automobiles. The EVSP would focus on maintaining many of the existing uses while clustering them into different areas to create a more cohesive pattern and design. Through the EVSP Mobility Goal 2, the EVSP would provide safe and connective pedestrian and cyclist experience for residents and workers through quality design, public amenities, and accessible facilities. Development consistent with the EVSP would be required to increase availability of bicycle parking within proximity to commercial, office, and residential development, as well as public places, such as transit stops, libraries, parks, and the Escondido Creek Trail, to make bicycling more appealing and convenient (M-2.10). In addition, the EVSP would require new development or redevelopment to install sidewalk amenities, including lighting, signage, seating, and street trees, wherever feasible (M-2.4).</p>
<p><b>Community Character Policy 1.10.</b> Reduce light pollution and preserve views of the night sky through the design and sighting of light fixtures to minimize light spill-over onto adjacent properties.</p>	<p><b>Consistent.</b> All future development facilitated by the EVSP would comply with the Escondido Outdoor Lighting Ordinance as described previously. Development projects would also be required to comply with the following policy in the EVSP to control nighttime lighting:</p> <ul style="list-style-type: none"> <li>• <b>SBD-1.7:</b> Design a positive and safe nighttime environment with better lighting design. Visible direct lamp glare from unshielded floodlight fixtures and lighting design that allows light to be cast up into the night sky shall be prohibited.</li> </ul> <p>Additionally, the EVSP would include site design guidelines intended to limit overly bright outdoor lighting and to emphasize lighting that is pedestrian-scaled and oriented.</p>
<p><b>Community Character Policy 1.11.</b> Encourage new development to minimize the creation of incompatible glare through development design features (e.g., minimizing use of certain types of exterior building materials).</p>	<p><b>Consistent.</b> The EVSP would include site design guidelines to minimize the creation of incompatible glare, which would include requiring the use of durable, high-quality building materials.</p>
<p><b>Community Character Policy 1.12.</b> No development shall be permitted on slopes greater than 35% or in natural 100-year floodways. If approved by the city and other appropriate local, state and federal agencies, an environmental channel may be considered within the floodway. Adequate landscaping, revegetation, flood control measures and usable open space beyond the embankments of the environmental channel shall be provided as determined by the city.</p>	<p><b>Consistent.</b> No slopes greater than 35% are in the EVSP Area. Portions of the EVSP Area are adjacent to Escondido Creek and located in the 100-year floodplain according to the Escondido General Plan (City of Escondido 2012, Figure VI-7). This area would be designated as Mixed Use and Urban Residential and has the potential to release pollutants due to inundation in a flood hazard area. Future development would be subject to the Escondido Floodplain Overlay Zone, which provides land use regulations in areas with properties situated in designated floodplains of rivers, creeks, streams, and watercourses. Development projects consistent with the EVSP would be required to include prevention methods, such as detention basins and on-site stormwater features, to control flooding and surface runoff (PSI-1.4).</p>

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<p><b>Neighborhood Maintenance &amp; Preservation Policy 4.3.</b> Integrate pedestrian-friendly features, promote walkability, and work with residents to enhance existing neighborhood character and aesthetics.</p>	<p><b>Consistent.</b> The EVSP would be designed for residents and visitors to move about the community safely and efficiently. The EVSP would include a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. Future development consistent with the EVSP would be required to install sidewalk amenities, including lighting, signage, seating, and street trees, wherever feasible (M-2.4).</p>
<p><b>Residential Clustering Policy 5.4.</b> When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site.</p>	<p><b>Consistent.</b> The EVSP would include development standards and design guidelines intended to help achieve the EVSP's vision by setting standards and guidelines for future development. Specific site design guidelines are intended to ensure that new building massing does not result in "urban canyons" by providing regulations that address building lengths, building heights, and building variety. A staggered arrangement could help facilitate better visual access to the City's scenic views. In addition, the design guidelines would be intended to define public spaces with architectural and landscaping, buffer adjacent sensitive land uses from undesirable land uses, and improve overall visual and structural performance through quality building materials and best practices.</p>
<p><b>Residential Clustering Policy 5.5.</b> Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would examine building placement as a way to improve future development and avoid impacts on adjoining properties. Development would be required to avoid flood zone areas or incorporate them into the overall site design of new development to avoid flooding hazards (PSI-1.6).</p>
<p><b>Residential Clustering Policy 5.6.</b> Cluster projects shall avoid sensitive cultural and biological resources and density transfer from such sensitive areas shall be of limited yield to meet the above policies.</p>	<p><b>Consistent.</b> All development would avoid sensitive cultural and biological resources to the extent practicable.</p>
<p><b>Residential Clustering Policy 5.7.</b> Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would not be developed on lands devoted to permanent open space.</p>
<p><b>Residential Clustering Policy 5.10.</b> When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would be required to protect single-family residential neighborhoods by the established step-down height requirements (SBD-1.5). New buildings should appear similar in mass and scale, including width and height, to traditional buildings. Building clustering would be designed to ensure that massing does not result in "urban canyons" by providing regulations that address building lengths, building heights, and building variety (SBD-1.6).</p>

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<p><b>Mixed Use Overlay Policy 7.4.</b> Review proposed projects in mixed use overlay districts and encourage features that:</p> <ul style="list-style-type: none"> <li>a) Promote a wide range of housing opportunities;</li> <li>b) Facilitate the establishment of child care homes and centers;</li> <li>c) Create a walking environment to encourage pedestrian activity;</li> <li>d) Maximize alternative transportation modes;</li> <li>e) Provide opportunities for residents to conduct routine errands close to their residence;</li> <li>f) Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project;</li> <li>g) Incorporate architectural elements or themes from the surrounding neighborhood;</li> <li>h) Provide appropriate transition between land use designations to minimize compatibility conflicts;</li> <li>i) Provide adequate infrastructure;</li> <li>j) Ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas;</li> <li>k) Integrate on-site or fund off-site development of neighborhood parks.</li> </ul>	<p><b>Consistent.</b> The EVSP would accommodate Residential, Mixed-Use, Multi-Family Residential, and General Commercial land uses. The EVSP would focus on maintaining many of the existing uses while clustering them into different areas to create a more cohesive pattern and design. The EVSP would designate the majority of properties along East Valley Parkway as Mixed Use, which would create a more urban and vibrant character with an enhanced public realm through outdoor dining, public plazas, and other recreational amenities as it transitions to larger commercial to the east and downtown to the west. General Commercial uses would be clustered at the corner of East Valley Parkway and Ash Street to encourage more compact commercial footprints and to create an activity node proximate to shopping, transit, and residences.</p>
<p><b>Commercial Land Use Policy 8.10.</b> Require that commercial development be located and designed to benefit from the access afforded by the circulation system without impairing its operation by:</p> <ul style="list-style-type: none"> <li>a) Requiring a traffic and circulation study for all commercial development over five acres or smaller centers, if necessary, as deemed by the City Engineer.</li> <li>b) Prohibiting points of access if they are too close to intersections and will result in unacceptable congestion or in safety hazards as determined by city staff.</li> <li>c) Limiting the number of access points and curb cuts to maintain efficient traffic operations.</li> </ul>	<p><b>Consistent.</b> The EVSP would accommodate Residential, Mixed-Use, Multi-Family Residential, and General Commercial land uses. The streets and rights-of-way in the EVSP Area have been designed for multi-mobility (Mobility Element). Future commercial development over five acres would prepare a Traffic and Circulation Study if necessary, as deemed by the City Engineer. Development consistent with the EVSP would be required to minimize the number of drive approaches along a block to reduce conflicts between pedestrians and automobiles. In addition, curb cuts would be consolidated and placed at mid-block or provide alley access to service and parking where feasible.</p>
<p><b>Commercial Land Use Policy 8.11.</b> Allow drive through facilities subject to the mitigation of identified air quality, traffic safety, and visual impacts based on appropriate studies submitted to the satisfaction of the city prior to approval.</p>	<p><b>Consistent.</b> All proposed drive-through facilities in the EVSP Area would be subject to mitigation identified in appropriate studies submitted to the satisfaction of the City. Drive-through facilities as an accessory use are allowed in the General Commercial designated areas of the EVSP Area.</p>
<p><b>Office Land Use Policy 9.2.</b> Encourage the development of office buildings in planned, grouped concentrations, and incorporate features that minimize impacts on adjacent sensitive uses associated with noise, property maintenance, product deliveries, trash service and other potentially incompatible characteristics.</p>	<p><b>Consistent.</b> The EVSP would accommodate Residential, Mixed-Use, Multi-Family Residential, and General Commercial land uses. Office General is an allowable land use under General Commercial. Future development consistent with the EVSP would be required to buffer adjacent sensitive land uses from undesirable impacts from noise, property maintenance, product deliveries, and trash service.</p>

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<p><b>Environmental Review Policy 18.2.</b> Require environmental review and mitigation of impacts, if necessary, consistent with city, state, and federal requirements for development projects the Planning Area.</p>	<p><b>Consistent.</b> A PEIR has been prepared for the EVSP, and certification is required for project approval.</p>
<p><b>Environmental Review Policy 18.4.</b> Require all development to conform to the General Plan, Facilities Plans, Areas Plans, and Quality of Life Standards.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would conform to the Escondido General Plan, Facilities Plans, Areas Plans, and Quality-of-Life Standards (EVSP Policy M-1.1).</p>
<p><b>Mobility and Infrastructure Element</b></p>	
<p><b>Complete Streets Policy 2.1.</b> Ensure that the existing and future transportation system is interconnected and serves multiple modes of travel, such as walking, biking, transit, and driving for safe and convenient travel.</p>	<p><b>Consistent.</b> The streets and rights-of-way in the EVSP Area would develop complete streets that include suitable infrastructure for walking and biking, along with other travel modes. See Figure 2-7, East Valley Specific Plan Proposed Roadway Network, in Chapter 2, Project Description, of the PEIR for the proposed mobility network.</p>
<p><b>Complete Streets Policy 2.2.</b> Provide a safe, efficient and accessible transportation network that meets the needs of users of all ages including seniors, children, disabled persons, and adults.</p>	<p><b>Consistent.</b> The EVSP Mobility Goal 2 and subsequent policies strive for safe and connected pedestrian and cyclist experience for residents and visitors. In addition, Mobility Goal 3 and subsequent policies strive for a transit-oriented community with safe, reliable, and timely transit options.</p> <p>In accordance with the EVSP design standards, the streets and rights-of-way in the EVSP Area would be designed for multi-mobility with suitable infrastructure for walking and biking, along with other travel modes, to provide safe and convenient transportation options for people of all ages and abilities.</p>
<p><b>Complete Streets Policy 2.5.</b> Design streets in a manner that is sensitive to the local context and recognizes that the needs vary between mixed use, urban, suburban, and rural settings.</p>	<p><b>Consistent.</b> The EVSP Area is the urban area of the City. The EVSP would be designed for residents and visitors to move about the community safely and efficiently. The EVSP Area is well connected to the surrounding destinations in Escondido; it is conveniently located east of Downtown Escondido, approximately one mile from the Escondido Transit Center, with the Escondido Creek Trail immediately accessible. Although visitors and residents of the EVSP Area primarily rely on private automobiles, public transit and non-motorized opportunities are available in the form of buses and a multi-use trail.</p> <p>The EVSP Mobility Goal 1 and subsequent policies strive to provide safe vehicular circulation while reducing overall VMT and promote alternative modes of transportation. Specifically, Policy M-1.6 provides traffic-calming features along mixed-use and urban neighborhoods to ensure pedestrian and vehicular safety.</p> <p>Based on the EVSP design standards, the proposed streets and rights-of-way would be designed to provide multi-mobility with suitable infrastructure for walking and biking, along with other travel modes.</p>

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<p><b>Pedestrian Network Policy 3.3.</b> Maintain a pedestrian environment that is accessible to all and that is safe, attractive, and encourages walking.</p>	<p><b>Consistent.</b> The EVSP Area includes a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. In addition, EVSP Mobility Goal 2 includes policies intended to improve pedestrian comfort and mobility, such as mid-block pedestrian crossings and installation of sidewalk amenities.</p>
<p><b>Pedestrian Network Policy 3.4.</b> Preserve and enhance pedestrian connectivity within existing neighborhoods via the Escondido Creek Trail, sidewalks, and trails, and require a pedestrian network in new developments that provides efficient and well-designed connections to adjacent land uses, commercial districts, schools, and parks.</p>	<p><b>Consistent.</b> The EVSP Area includes a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. In addition, the EVSP Mobility Goal 2 includes policies intended to improve pedestrian comfort and mobility, such as mid-block pedestrian crossings and installation of sidewalk amenities. The Escondido Creek Trail functions as the spine for pedestrian mobility in EVSP Area. Increased access and wayfinding signs to the Escondido Creek Trail would be provided.</p>
<p><b>Pedestrian Network Policy 3.6.</b> Enhance pedestrian visibility by enforcing parking restrictions at intersection approaches, improving street lighting, and identifying required clearances to minimize obstructions.</p>	<p><b>Consistent.</b> The EVSP would include a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. The EVSP would enhance pedestrian visibility by prioritizing intersection crossing for pedestrians along East Valley Parkway and Ash Street, increasing bulb outs along Major Roads to provide additional pedestrian space and visibility, and minimizing the number of drive approaches along a block to reduce conflicts between pedestrians and automobiles.</p>
<p><b>Pedestrian Network Policy 3.7.</b> Encourage and support the development of pedestrian-friendly mixed-use, commercial, transit-oriented, and multi-tenant office districts with active, accessible, connected, and unique public spaces that promote walking.</p>	<p><b>Consistent.</b> The EVSP would include a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. The EVSP Mobility Goal 2 includes policies intended to improve pedestrian comfort and mobility, such as mid-block pedestrian crossings and installation of sidewalk amenities to provide pedestrian connections between properties to minimize unnecessary VMT and turning movements in the EVSP Area.</p>
<p><b>Pedestrian Network Policy 3.10.</b> Design and construct pedestrian-friendly streetscape improvements that reduce stormwater and pollutant runoff into the drainage system, using such techniques as urban bio-swales for the filtering of pollutants and permeable hardscapes.</p>	<p><b>Consistent.</b> The EVSP would include a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. The EVSP would include Policy M-2.4, requiring new development or redevelopment to install sidewalk amenities including lighting, signage, seating, and street trees wherever feasible.</p>
<p><b>Bicycle Network Policy 4.3.</b> Promote bicycling as a common mode of transportation and recreation to help reduce traffic congestion and improve public health.</p>	<p><b>Consistent.</b> The EVSP would strive to develop bicycle routes and facilities that connect to transit stations, employment and commercial centers, schools, libraries, cultural centers, parks, the Escondido Creek Trail, and other frequently visited destinations throughout the community and region where they do not already exist (M-2.8). In addition, the EVSP would strive to implement the Escondido Bicycle Master Plan and carry forward its efforts that ensure safe, adequate bike routes and encourage the replacement of vehicle trips with bicycle trips (M-2.9).</p>

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<p><b>TDM Policy 6.1.</b> Develop and implement Transportation Demand Management (TDM) and complete street programs to reduce automobile travel demand that may include, but shall not be limited to: preparing site-specific peak-hour traffic-management plans; promoting ride-sharing and carpooling for residents and non-residents through preferential parking; providing park-and-ride facilities adjacent to the regional transit system; and supporting transit subsidies.</p>	<p><b>Consistent.</b> The EVSP would include a mobility goal to establish and implement TDM programs to increase the number of people who use transit, walking, bicycling, and carpooling to access downtown (M-1.4). All new development shall be in compliance with the applicable TDM measures and shall strive to implement the TDM strategies identified in the EVSP to include providing bicycle parking and end of trip facilities for bicycle user, transit passes, informational material to employees for carpool and vanpool ride-matching services, and the development of alternate workplace, telecommuting, and/or alternate work schedule programs.</p>
<p><b>TDM Policy 6.2.</b> Encourage employers to offer programs, facilities, and incentives to their employees that would promote carpooling, transit use, and use of other alternative modes.</p>	<p><b>Consistent.</b> The EVSP Mobility Goal is to establish and implement TDM programs to increase the number of people who use transit, walking, bicycling, and carpooling to access downtown. All new commercial development shall be in compliance with the applicable TDM measures and shall strive to implement the TDM strategies identified in the EVSP to include providing bicycle parking and end of trip facilities for bicycle user, transit passes, informational material to employees for carpool and vanpool ride-matching services, and the development of alternate workplace, telecommuting, and/or alternate work schedule programs.</p>
<p><b>Street Network Policy 7.3.</b> Strive to maintain LOS C or better throughout the city except for within the urban core. Establish LOS D as the threshold for determining significant impacts and appropriate mitigation. Due to physical design characteristics, implementation of pedestrian-oriented 'smart growth' and Complete Streets design improvements, high density infill areas, environmental resource considerations, existing development, freeway interchange impacts, and incomplete system improvements, alternative levels of service may be appropriate for isolated areas as determined by the city.</p>	<p><b>Consistent.</b> Future projects would be required to show consistency with Street Network Policy 7.3 to maintain LOS C or better within project-affected streets.</p>
<p><b>Street Network Policy 7.7.</b> Require new development projects to analyze local traffic impacts, and construct and implement the improvements required for that development.</p>	<p><b>Consistent.</b> Future development would be required to analyze local traffic impacts and to construct and implement the required improvements as necessary.</p>
<p><b>Street Network Policy 7.8.</b> Require new development projects to analyze traffic impacts on the regional transportation system, and pay a fair-share contribution to regional transportation improvements.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would be required to analyze traffic impacts on the regional transportation system and, if applicable, pay a fair-share contribution to regional transportation improvements.</p>
<p><b>Street Network Policy 7.10.</b> Implement street beautification programs to improve the visual quality and character of roadway corridors and provide a distinct identify for key gateways into the city.</p>	<p><b>Consistent.</b> The EVSP would include design guidelines that provide the roadway corridors with landscaping that would improve visual quality and character of roadway corridors to provide a distinct identity for the EVSP Area.</p>

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<p><b>Traffic Calming Policy 9.1.</b> Reduce congestion in areas surrounding schools, parks, and other activity centers by applying effective traffic management solutions.</p>	<p><b>Consistent.</b> The EVSP would include a network of sidewalks, trails and linear parks organized around the grid network of public roadways. The EVSP Mobility Goal 2, includes policies intended to provide safe and connective pedestrian and cyclist experience for residents and workers, through quality design, public amenities, and accessible facilities.</p>
<p><b>Traffic Calming Policy 9.2.</b> Encourage the use of innovative methods for traffic control (such as roundabouts, curb extensions, and traffic circles) that add character and create opportunity for improved aesthetics while effectively managing traffic.</p>	<p><b>Consistent.</b> The EVSP would include design guidelines for streets and roadways to include design standards for multi-mobility to include methods for traffic control.</p>
<p><b>Water System Policy 12.5.</b> Require new development to provide adequate water facilities and/or finance the costs of improvements necessary to serve the demands created by the development and/or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone water system improvements in master planned development projects involving multiple phases and developers.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would be subject to discretionary permits and required to adhere to all federal, state, and local requirements during construction and operation for ensuring that sufficient water supplies are available. Further, future housing development would be required to prepare water evaluations and/or studies to determine if existing infrastructure can meet current City standards given project conditions.</p>
<p><b>Water System Policy 12.12.</b> Require new development to incorporate water conservation techniques into building and site design incorporating such elements as water efficient fixtures (e.g., low flow shower heads); drought-tolerant landscape, permeable hardscapes, and on-site stormwater capture and re-use facilities.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would be subject to discretionary permits and required to adhere to all federal, state, and local requirements during construction and operation for ensuring that sufficient water supplies are available. Future development would be required to incorporate water conservation techniques into building and site design as appropriate.</p>
<p><b>Wastewater System Policy 13.5.</b> Require new development to provide adequate wastewater facilities and finance the costs of improvements necessary to serve the additional demands created by the development and /or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone wastewater system improvements in master planned development projects involving multiple phases and developers.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would be subject to discretionary permits and required to adhere to all federal, state, and local requirements during construction and operation for ensuring that sufficient wastewater treatment capacities are available. Further, future housing development would be required to prepare water evaluations and/or studies to determine if existing infrastructure could meet current City standards given project conditions.</p>
<p><b>Storm Drainage Policy 14.5.</b> Require new development to prepare drainage studies and improvement plans that demonstrate no net increase in stormwater runoff and compliance with adopted stormwater plans.</p>	<p><b>Consistent.</b> Any future development within the project planning area would be required to prepare drainage studies and improvement plans that demonstrate no net increase in stormwater runoff and compliance with applicable stormwater plans.</p>
<p><b>Storm Drainage Policy 14.6.</b> Require new development to minimize alterations to natural landforms and the amount of impervious surfaces to minimize erosion, while encouraging implementation of low impact development measures and the maximum use of natural drainage ways, consistent with sound engineering and best management practices.</p>	<p><b>Consistent.</b> The EVSP Area is primarily composed of impervious surfaces (structures, paving, and concrete), and it is expected that new development would not significantly increase the overall quantity of impervious surfaces. Public Services and Infrastructure Goal 1 includes policies that promote high-quality services and infrastructure. Specifically, projects would be required to incorporate sustainable stormwater management features in new development and public improvements (PSI-1.4).</p>

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<p><b>Storm Drainage Policy 14.7.</b> Require new development and redevelopment to minimize storm water runoff and contaminants entering drainage facilities by incorporating low impact development measures and other on-site design features such as bio-swales, retention ponds, and cisterns for storage and infiltration, treatment of flows, and appropriate best management practices (BMPs) consistent with the National Pollution Discharge Elimination System (NPDES).</p>	<p><b>Consistent.</b> New development and redevelopment would be subject to City and state drainage and stormwater quality requirements, including the City’s Grading and Erosion Control Ordinance. Public Services and Infrastructure Goal 1 includes policies that promote high-quality services and infrastructure. Specifically, projects would be required to incorporate sustainable stormwater management features in new development and public improvements (PSI-1.4)</p> <p>In addition, the EVSP would provide design standards directing project to design parking lot stormwater drainage into planter areas designed as bio-swales before directing water into underground stormwater facilities.</p>
<p><b>Storm Drainage Policy 14.8.</b> Mitigate negative impacts to adjacent surrounding land uses from pertinent drainageway corridors by incorporating appropriate structural and non-structural best management practices (BMPs). BMP’s may include the use of screening, landscaping, or open space setbacks.</p>	<p><b>Consistent.</b> Future development facilitated by the EVSP would be required to comply with all applicable water quality standards. Any future development within the project planning area would be subject to federal, state, and local regulations, including City of Escondido Grading and Erosion Control Ordinance, which establishes regulations to control erosion from excavation, grading, and other construction activities including the use of appropriate structural and non-structural BMPs.</p> <p>Public Services and Infrastructure Goal 1 includes policies that promote high-quality services and infrastructure. Specifically, projects would be required to incorporate sustainable stormwater management features in new development and public improvements (PSI-1.4).</p> <p>In addition, the EVSP would provide design standards that direct courtyards or publicly accessible spaces to incorporate methods to reduce stormwater runoff. In addition, green stormwater solutions should contribute toward the utility of the courtyard and publicly accessible space.</p>
<p><b>Solid Waste and Recycling Policy 15.4.</b> Continue to support the residential, commercial, industrial and construction / demolition recycling programs to minimize the solid waste stream to landfills.</p>	<p><b>Consistent.</b> Future development projects consistent with the EVSP would be required to comply with the City’s efforts in reducing solid waste, as well as solid waste regulations at the state level, including participation in the Commercial Organics Recycling, the Business/Commercial Recycling, and the Recycle More at Home Program.</p>
<p><b>Solid Waste and Recycling Policy 15.5.</b> Encourage and consider requiring non-residential uses and businesses to participate in the city’s recycling program.</p>	<p><b>Consistent.</b> Future development projects consistent with the EVSP would be required to comply with the City’s efforts in reducing solid waste, as well as solid waste regulations at the state level including participation in the Commercial Organics Recycling, and the Business/Commercial Recycling.</p>

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<p><b>Solid Waste and Recycling Policy 15.6.</b> Encourage, and consider requiring, recycling and reuse of construction wastes, including recycling materials generated by the demolition and remodeling of buildings.</p>	<p><b>Consistent.</b> Construction activities would be subject to compliance with the 50% diversion of solid waste requirement pursuant to AB 939. In addition, all future development consistent with the EVSP would be required to comply with the Green Building Standards and Code, which implements design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures.</p>
<p><b>Energy Policy 16.3.</b> Implement energy conserving land use practices that include compact development, provision of bikeways and pedestrian paths, and the incorporation of transit routes and facilities.</p>	<p><b>Consistent.</b> The EVSP would accommodate Residential, Mixed-Use, Multi-Family Residential, and General Commercial land uses. The EVSP would focus on maintaining many of the existing uses while clustering them into different areas to create a more cohesive pattern and design. The EVSP would include a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. In addition, the EVSP would strive to develop bicycle routes and facilities that connect to transit stations, employment and commercial centers, schools, libraries, cultural centers, parks, the Escondido Creek Trail, and other frequently visited destinations throughout the community and region where they do not already exist.</p>
<p><b>Energy Policy 16.4.</b> Encourage site and building design that reduces exterior heat gain and heat island effects (tree planting, reflective paving materials, covered parking, cool roofs, etc.).</p>	<p><b>Consistent.</b> Future development accommodated under the EVSP would be required to comply with the current and future updates to the 2019 Building Energy Efficiency Standards and CALGreen. The EVSP would include development standards for each land use designation and area including public and private open space requirements. Courtyards or publicly accessible spaces should account for climatic factors, such as sun orientation. In addition, the EVSP would provide design guidelines for site design to incorporate sustainable practices into site and building design.</p>
<p><b>Energy Policy 16.5.</b> Require, to the extent feasible, building orientations and landscaping that use natural lighting to reduce energy demands.</p>	<p><b>Consistent.</b> The EVSP would include development standards for each land use designation and area including public and private open space requirements. Courtyards or publicly accessible spaces should account for climatic factors, such as sun orientation, to reduce energy demands. The EVSP would include a percentage of required landscaping per development type.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<b>Community Health and Services Element</b>	
<p><b>Parks and Recreation Policy 2.3.</b> Provide a minimum of 5.9 acres of developed active Neighborhood, Community, and Urban parks in addition to 5.9 acres of passive park land/open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. School playground areas can be included as park acreage if these facilities are approved by the school district(s) and open to the public as determined by the City Council.</p>	<p><b>Consistent.</b> The vision for the EVSP includes incorporating an active open space network, attractive public spaces, connected paths, parkland, and open space of the EVSP Area fabric. This comprehensive and interconnected parkland network would provide a variety of active and passive recreational opportunities. The EVSP would establish Park Overlay Zones intended to integrate public parkland and outdoor spaces within proximity to schools, transit, trails, and activity nodes.</p> <p>Under the EVSP, public and private open space would be required for each new development. These open spaces would include elements such as shade, seating, and water features. Development standards are provided for each land use designation and area. The EVSP public and private open space requirements would help contribute to the City's minimum standards for developed active neighborhood, community, and urban parks, park land/open space for habitat preservation, and additional recreational opportunities.</p>
<p><b>Parks and Recreation Policy 2.4.</b> Require new residential development to contribute fees to finance acquisition and development of park and recreational facilities in compliance with the standards stipulated by Parks and Recreation Policy 2.3. Allow credit for the on-site dedication of land or facilities to be used for public park purposes, consistent with city standards.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would require all new residential development to be consistent with EMC Chapter 6, Article 18C, to pay a Park and Recreational Facilities Development Fee to ensure that the City parkland and recreational facility standards are met. Future residential development would be required to pay the Park and Recreational Facilities Development Fee before the issuance of building permits. In accordance with EVSP Policy PPR-1.2, development impact fees should be used to create public outdoor spaces and amenities within the Park Overlay Zones.</p>
<p><b>Library Services Policy 3.2.</b> Provide and maintain the following library facilities and services standards, where feasible:</p> <ul style="list-style-type: none"> <li>a) A floor area of 1.6 square feet of library facilities per dwelling unit or 0.6 square feet per capita of the City of Escondido;</li> <li>b) A ratio of three (3) public library staff per 8,000 residents or 2,300 dwelling units of the City of Escondido, including one librarian plus two paraprofessional staff within this staffing ratio;</li> <li>c) A ratio of total items in the Escondido library inventory of 2.0 items per capita of Escondido; and</li> <li>d) A ratio of one public access computer per 1,500 residents, or sufficient public access computers to meet an average wait time Escondido Public Library of no more than 15 minutes, whichever is less.</li> </ul>	<p><b>Consistent.</b> New development and redevelopment in the EVSP Area would be subject to the City's public facility fees to ensure that public facility standards established by the City are met.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<p><b>Schools and Education Policy 5.2.</b> Include school districts in review of residential development applications to determine if there will be changes in enrollment, and if these changes are consistent with districts' long-range master plans.</p>	<p><b>Consistent.</b> New development consistent with the EVSP would be subject to review by the local school districts to determine if there would be changes in enrollment and if the proposed changes are consistent with districts' Long-Range Master Plans. Future development would be subject to development fees and taxes put toward public schools in the area pursuant to California Government Code section 65995 and California Education Code section 17620. The development fees help with the upkeep of schools based on the impacts of new development within the districts' boundaries.</p>
<b>Community Protection Element</b>	
<p><b>Emergency Services Policy 1.6.</b> Require minimum road and driveway widths and clearances around structures consistent with local and state requirements to ensure emergency access.</p>	<p><b>Consistent.</b> The EVSP Area is a highly urbanized, developed area that is relatively flat and is not within or adjacent to a Fire Hazard Severity Zone. The EVSP would comply with the California Fire Code, and development would be adjacent to other existing developments. In case of fire or other natural disaster, the Escondido General Plan includes an emergency evacuation route plan, which designates both East Valley Parkway and Ash Street as evacuation routes. East Valley Parkway and Ash Street would be designed and constructed to the requirements of the City Engineer and Fire Marshal.</p>
<p><b>Fire Protection Policy 2.4.</b> Require new residential and non-residential development to be constructed consistent with the California Fire Code and the requirements set by the State.</p>	<p><b>Consistent.</b> Future development in the EVSP Area would be required to be constructed consistent with the California Fire Code.</p>
<p><b>Fire Protection Policy 2.6.</b> Require new development to contribute fees to maintain fire protection service levels without adversely affecting service levels for existing development.</p>	<p><b>Consistent.</b> New development in the EVSP Area would be subject to development public facility fees to maintain fire protection service levels without adversely affecting service level for existing development.</p>
<p><b>Police Services Policy 3.5.</b> Require new development to contribute fees to maintain police facilities and equipment that meet the needs of the community.</p>	<p><b>Consistent.</b> New development in the EVSP Area would be subject to development public facility fees to maintain police facilities and equipment that meet the needs of the community.</p>
<p><b>Noise Policy 5.1.</b> Require development to meet acceptable exterior noise level standards as established in Figure VI-2, and use the future noise contour map (Figure VI-17) as a guide for evaluating the compatibility of new noise sensitive uses with projected noise levels.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would be required to include a project site-specific evaluation of potential noise exposure and installation of noise attenuation to meet acceptable exterior noise levels.</p>
<p><b>Noise Policy 5.2.</b> Apply a CNEL of 60 dB or less for single family and 65 dB or less for multi-family as goals where outdoor use is a major consideration (back yards and single family housing developments, and recreation areas in multifamily housing developments) as discussed in Figure VI-13, and recognize that such levels may not necessarily be achievable in all residential area.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would be required to evaluate potential project impacts by applying a threshold of CNEL of 60 dB or less for single-family and 65 dB or less for multi-family units.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<b>Noise Policy 5.3.</b> Require noise attenuation for outdoor spaces in all developments where projected incremental exterior noise levels exceed those shown in Figure VI-14.	<b>Consistent.</b> Future development consistent with the EVSP would be required to evaluate potential project impacts on ambient noise levels and to implement noise attenuation to the extent feasible when incremental exterior noise levels are exceeded.
<b>Noise Policy 5.4.</b> Require noise attenuation for new noise-sensitive uses which include residential, daycare facilities, schools, churches, transient lodging, hotels, motels, hospitals, health care facilities, and libraries if the projected interior noise standard of 45 dBA CNEL is exceeded.	<b>Consistent.</b> Future new noise-sensitive receptors in the EVSP Area would be required to include a project site-specific evaluation of potential noise exposure and installation of noise attenuation if the new noise-sensitive receptors would be in an area where interior noise levels may exceed 45 dBA CNEL.
<b>Noise Policy 5.5.</b> Require construction projects and new development to ensure acceptable vibration levels at nearby noise-sensitive uses based on Federal Transit Administrator criteria.	<b>Consistent.</b> Construction of future development projects would be required to implement construction vibration BMPs to ensure acceptable vibration levels at nearby noise-sensitive uses based on FTA criteria.
<b>Noise Policy 5.6.</b> Require the preparation of noise studies, as deemed necessary by the Planning Department, to analyze potential noise impacts associated with new development which could significantly alter existing noise levels in accordance with provisions outlined in Figure VI-14.	<b>Consistent.</b> Future development consistent with the EVSP would be required to prepare noise studies to analyze potential noise impacts associated with development that could alter noise levels.
<b>Noise Policy 5.7.</b> Encourage use of site and building design, noise barriers, and construction methods as outlined in Figure VI-15 to minimize impacts on and from new development.	<b>Consistent.</b> The EVSP would include development design guidelines that includes site design measures designed to buffer adjacent sensitive land uses from undesirable impacts, including noise. In addition, architectural design measures promote the use of quality building materials and best practices. While landscape design measures strive to provide landscaping that promotes human comfort, design solutions should be based on wind, solar exposure, noise, and adjacent land uses.
<b>Noise Policy 5.8.</b> Require that mixed use and multi-family residential developments demonstrate that the design of the structure will adequately isolate noise between adjacent uses (orientation, window insulation, separation of common walls, floors, and ceilings, etc.).	<b>Consistent.</b> Future mixed-use development consistent with the EVSP would be required to prepare a project site-specific evaluation that demonstrates that the design of the structure would adequately isolate noise between adjacent uses.
<b>Noise Policy 5.9.</b> Require new mixed use developments to locate loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development, when physically feasible. Use construction standards to reduce noise between uses.	<b>Consistent.</b> Commercial development adjacent to or within the same property as multi-family residences would be required to comply with the stricter hourly noise level limit for multi-family residential use. Future mixed-use development consistent with the EVSP would be required to prepare a project site-specific evaluation that demonstrates that loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources are adequately located from the residential portion of the development.
<b>Noise Policy 5.10.</b> Require development projects that are subject to discretionary approval to assess potential construction noise impacts on nearby sensitive uses and to minimize impacts on these uses, to the extent feasible.	<b>Consistent.</b> Future development consistent with the EVSP would be required to prepare noise studies to analyze potential construction noise impacts on nearby noise-sensitive uses.

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<p><b>Flood Protection Policy 6.2.</b> Require new and substantial improvements or upgrades of existing development within a flood hazard zone as defined by the Federal Emergency Management Agency (100 and 500-year floodplains) to be constructed in accordance with city, state, and federal regulations (NFIP). These may include implementing construction or other methods to minimize flood damage.</p>	<p><b>Consistent.</b> Portions of the EVSP Area are adjacent to Escondido Creek and are in the 100-year floodplain. This area would be designated as Mixed-Use and Urban Residential. Future development would be subject to the Escondido Floodplain Overlay Zone, which provides land use regulations in areas with properties situated in the designated floodplains of rivers, creeks, streams, and watercourses. In addition, in accordance with EVSP Policy PSI-1.6, future development should avoid flood zone areas or incorporate them into the overall site design of new development with the incorporation of prevention methods, such as detention basins and on-site stormwater features.</p>
<p><b>Flood Protection Policy 6.3.</b> Avoid or minimize flooding risks by limiting the type and intensity of new development within the 100-year flood plain to uses that do not involve habitable structures such as agriculture, outdoor recreation, and natural resource areas.</p>	<p><b>Consistent.</b> Portions of the EVSP Area are adjacent to Escondido Creek and are in the 100-year floodplain. This area would be designated as Mixed-Use and Urban Residential. Future development would be subject to the Escondido Floodplain Overlay Zone, which provides land use regulations in areas with properties situated in the designated floodplains of rivers, creeks, streams, and watercourses. New development or redevelopment would comply with the specific EVSP stormwater management policy (PSI-1.6) to avoid flood zone areas or incorporate them into the overall site design of new development through prevention methods, such as detention basins and on-site stormwater features.</p>
<p><b>Soils and Seismicity Policy 7.3.</b> Require that development applications in areas where the potential for geologic and seismic hazards exist, such as slopes of 25 percent or greater, submit a site-specific geotechnical analysis prepared by a certified geotechnical engineer to identify potential hazards and recommend measures to avoid or mitigate said hazards (see Resource Conservation Element).</p>	<p><b>Consistent.</b> The EVSP Area is relatively flat. Development in areas where there is a potential for geological and seismic hazards would require a site-specific geotechnical analysis.</p>
<p><b>Soils and Seismicity Policy 7.4.</b> Approve new development in areas identified with geologic or seismic hazards only after completion of a city-approved geotechnical report with appropriate mitigation of such hazards.</p>	<p><b>Consistent.</b> Development in areas where there is a potential for geological and seismic hazards would require a site-specific geotechnical analysis.</p>
<p><b>Soils and Seismicity Policy 7.5.</b> Avoid developing in areas that are susceptible to erosion and sediment loss. Where avoidance is not feasible, require the restoration of natural patterns of surface water runoff after grading to minimize erosion.</p>	<p><b>Consistent.</b> Future development in the EVSP Area may occur in areas that are susceptible to erosion and sediment. Restoration would be required after grading to minimize erosion in accordance with the City's Grading and Erosion Control Ordinance, which establishes regulations to control erosion from excavation, grading, and other construction activities.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<b>Resource Conservation Element</b>	
<p><b>Biological and Open Space Resources Policy 1.3.</b> Protect land areas with steep topography (generally over 25%) from intensive urban development, regulate development in areas with topographic constraints such as steep slopes, and include these areas within the overall open space system.</p>	<p><b>Consistent.</b> The EVSP Area is relatively flat and consists of urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area. The EVSP would not develop on steep slopes or areas in the overall open space system.</p>
<p><b>Biological and Open Space Resources Policy 1.6.</b> Preserve and protect significant wetlands, riparian, and woodland habitats as well as rare, threatened or endangered plants and animals and their habitats through avoidance. If avoidance is not possible, require mitigation of resources either on- or off-site at ratios consistent with State and federal regulations, and in coordination with those agencies having jurisdiction over such resources.</p>	<p><b>Consistent.</b> The EVSP Area consists of and is entirely surrounded by urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area. No critical habitat for sensitive plant or wildlife species occurs in the EVSP Area. Future projects within or adjacent to Escondido Creek that have the potential to impact sensitive aquatic resources would be required to conduct an aquatic resources delineation following the methods outlined in the 1987 USACE Wetland Delineation Manual and the Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region to map the extent of wetlands and non-wetland waters, determine jurisdiction, and assess potential impacts. Future projects within or adjacent to Escondido Creek that have been determined to have a significant impact on sensitive aquatic resources would obtain required permits and authorizations from the USACE, CDFW, and San Diego RWQCB.</p>
<p><b>Biological and Open Space Resources Policy 1.7.</b> Require that a qualified professional conduct a survey for proposed development projects located in areas potentially containing significant biological resources to determine their presence and significance. This shall address any flora or fauna of rare and/or endangered status, declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.</p>	<p><b>Consistent.</b> The EVSP Area consists of urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area. Future projects within or adjacent to Escondido Creek that have the potential to impact sensitive aquatic resources would be required to conduct an aquatic resources delineation to determine jurisdiction and assess potential impacts. Future projects within or adjacent to Escondido Creek that have been determined to have a significant impact on sensitive aquatic resources would obtain required permits and authorizations from the USACE, CDFW, and San Diego RWQCB.</p>
<p><b>Biological and Open Space Resources Policy 1.8.</b> Require that proposed development projects implement appropriate measures to minimize potential adverse impacts on sensitive habitat areas, such as buffering and setbacks. In the event that significant biological resources are adversely affected, consult with appropriate state and federal agencies to determine adequate mitigation or replacement of the resource.</p>	<p><b>Consistent.</b> The EVSP Area consists of urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area. No critical habitat for sensitive plant or wildlife species occurs in the EVSP Area. Future projects within or adjacent to Escondido Creek that have been determined to have a significant impact on sensitive aquatic resources would obtain required permits and authorizations from the USACE, CDFW, and San Diego RWQCB.</p>
<p><b>Biological and Open Space Resources Policy 1.9.</b> Encourage proposed development projects to minimize the removal of significant stands of trees unless needed to protect public safety and to limit tree removal to the minimum amount necessary to assure continuity and functionality of building spaces.</p>	<p><b>Consistent.</b> Future development consistent with the EVSP would minimize the removal of significant stands of trees to the maximum extent feasible.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<p><b>Biological and Open Space Resources Policy 1.10.</b> Prohibit any activities in riparian areas other than those permitted by appropriate agencies to protect those resources.</p>	<p><b>Consistent.</b> The EVSP Area consists of urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area. No critical habitat for sensitive plant or wildlife species occurs in the EVSP Area. Future projects that have been determined to have a significant impact on sensitive aquatic resources would obtain required permits and authorizations from the USACE, CDFW, and San Diego RWQCB.</p>
<p><b>Biological and Open Space Resources Policy 1.12.</b> Promote the use of native plants for public and private landscaping purposes within the city.</p>	<p><b>Consistent.</b> The EVSP would provide landscape design standards that use drought-tolerate plants that promote a landscape palette that reflects the history, culture, and climate of Escondido. All proposed landscaping would comply with the City's Approved Street Tree List and EMC Article 62, which states that all plant materials shall conform to the requirements described in the latest edition of American Standards for Nursery Stock published by the American Association of Nurserymen and shall use water conserving plant materials that are a native to the San Diego region or are adapted to a hot, dry, summer/cool winter climate.</p>
<p><b>Visual Resources Policy 3.1.</b> Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible.</p>	<p><b>Consistent.</b> No significant visual resources are in the EVSP Area.</p>
<p><b>Visual Resources Policy 3.2.</b> Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks.</p>	<p><b>Consistent.</b> The EVSP Area does not contain any significant visual resources.</p>
<p><b>Visual Resources Policy 3.3.</b> Maintain density and development standards designed to protect significant visual resources such as existing terrain, steep slopes, floodways, habitat areas, and ridgelines, and to minimize visual impacts of grading and structures.</p>	<p><b>Consistent.</b> The EVSP would contain its own development standards and guidelines to supplement the City's provisions with more specific guidance on how to achieve the unique vision for the EVSP, apply to future public improvements and private development, and address the design of new buildings and renovations to existing structures. Specifically, the design guidelines would define public spaces with architectural and landscaping, buffer adjacent sensitive land uses from undesirable land uses, break building massing with articulation, and improve overall visual and structural performance through quality building materials and best practices.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<p><b>Visual Resources Policy 3.4.</b> Prohibit development on skyline ridges and seek to obtain scenic easement dedications for these areas from property owners in conjunction with development on other suitable locations of the property. Require property owners of such scenic easements to retain, maintain, preserve, and protect the public view of these areas in their natural state, without obstruction by structures, and prohibit clearing of brush or planting of vegetation except as necessary to reduce fire hazards.</p>	<p><b>Consistent.</b> No skyline ridges are in the EVSP Area.</p>
<p>Regulate development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following requirements:</p> <ol style="list-style-type: none"> <li>1. Intermediate Ridges and Hilltops               <ol style="list-style-type: none"> <li>a) Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor;</li> <li>b) Concentrate development in subordinate or hidden locations, which shall not project above the natural landform;</li> <li>c) Prepare grading plans that minimize disruption of the natural landform and vegetation; and</li> <li>d) Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.</li> </ol> </li> <li>2. Slopes Greater than 15 Percent               <ol style="list-style-type: none"> <li>a) Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.</li> <li>b) Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillsides.</li> <li>c) Cluster the overall development pattern in accordance with General Plan provisions to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.</li> <li>d) Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.</li> <li>e) Minimize the visual impact of development on adjoining residential areas to the extent feasible.</li> </ol> </li> </ol>	<p><b>Consistent.</b> No intermediate ridges, hilltops, or hillsides are in the EVSP Area.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<b>Agricultural Resources Policy 4.2.</b> Require agricultural lands to be physically separated from more intensive urban development with intermediate land uses that are mutually compatible, and use landscape screening methods to minimize urban and agricultural conflicts.	<b>Consistent.</b> No agricultural lands are in the EVSP Area.
<b>Cultural Resources Policy 5.3.</b> Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.	<b>Consistent.</b> A South Coastal Information Center site search was conducted for the EVSP Area. In addition, a Sacred Lands File records search request was submitted to the NAHC. Future consultation would be required once specific development projects are proposed in the EVSP Area. Additional detail on the consultation process can be found in Section 3.4, Cultural and Tribal Cultural Resources, of the PEIR.
<b>Cultural Resources Policy 5.4.</b> Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.	<b>Consistent.</b> Projects brought forward in the EVSP Area would be reviewed by the City to determine if a Cultural Resources Study should be conducted. Site-specific archaeological surveys should be conducted for individual discretionary projects that are in areas that have not been previously developed or that would impact land with visible ground surface, or projects that may impact built environment resources that meet the age threshold for eligibility.
<b>Cultural Resources Policy 5.5.</b> Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.	<b>Consistent.</b> A Historical Resources Assessment Report would be completed for properties in the EVSP Area located within red, orange, or yellow areas depicted on Figure 3.4-2, Sensitivity Map for Built Environment Cultural Resources, in Section 3.4, Cultural and Tribal Cultural Resources, of the PEIR to assess impacts on individual resources and the district from future development. Avoidance and preservation would be the preferred treatment of historic buildings, landscapes, and districts.
<b>Cultural Resources Policy 5.6.</b> Review proposed new development and/or remodels for compatibility with the surrounding historic context.	<b>Consistent.</b> A Historical Resources Assessment Report shall be completed for properties in the EVSP Area located within red, orange, or yellow areas depicted on Figure 3.4-2, Sensitivity Map for Built Environment Cultural Resources, in Section 3.4, Cultural and Tribal Cultural Resources, of the PEIR to assess impacts on individual resources and the district from future development, including the compatibility of the project with the surrounding historic context.
<b>Cultural Resources Policy 5.7.</b> Comply with appropriate local, State, or federal regulations governing historical resources.	<b>Consistent.</b> Future projects would be required to comply with appropriate local, state, and federal regulations governing historical resources as outline in Section 3.4.2, Regulatory Framework, in Section 3.4, Cultural and Tribal Cultural Resources, of the PEIR.

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<p><b>Water Resources and Quality Policy 6.2.</b> Protect the surface water resources in the city including Lake Wohlford, Dixon Lake, Lake Hodges, Escondido Creek, and other waterways.</p>	<p><b>Consistent.</b> The EVSP Area consists of and is entirely surrounded by urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area. Future development facilitated by the EVSP would be required to comply with all applicable water quality standards designed to protect surface water resources.</p>
<p><b>Water Resources and Quality Policy 6.4.</b> Require new development to preserve areas that provide opportunities for groundwater recharge (i.e., areas where substantial surface water infiltrates into the groundwater), stormwater management, and water quality benefits.</p>	<p><b>Consistent.</b> The EVSP Area is not located in a known groundwater recharge area of the City. Future development would be required to incorporate features that would reduce impervious area, as feasible, and promote water infiltration. Treatment control and hydromodification management facilities would promote retention and infiltration of stormwater. Redevelopment of developed sites would require compliance with water quality standards intended to reduce runoff, increase infiltration, and improve water quality.</p>
<p><b>Water Resources and Quality Policy 6.5.</b> Maintain natural and improved drainages as permanent open space.</p>	<p><b>Consistent.</b> The EVSP Area consists of and is entirely surrounded by urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area.</p>
<p><b>Water Resources and Quality Policy 6.6.</b> Control encroachments into wetlands and designated floodways to protect the community's water resources.</p>	<p><b>Consistent.</b> Portions of the EVSP Area are adjacent to Escondido Creek and are in the 100-year floodplain. This area would be designated as Mixed-Use and Urban Residential. Future development would be subject to the Escondido Floodplain Overlay Zone, which provides land use regulations in areas with properties situated in the designated floodplains of rivers, creeks, streams, and watercourses. New development or redevelopment shall comply with the specific EVSP stormwater management policy (PSI-1.6) to avoid flood zone areas or incorporate them into the overall site design of new development through prevention methods, such as detention basins and on-site stormwater features.</p> <p>Future projects within or adjacent to Escondido Creek that have the potential to impact sensitive aquatic resources would be required to conduct an aquatic resources delineation to determine jurisdiction and assess potential impacts. Future projects within or adjacent to Escondido Creek that have been determined to have a significant impact on sensitive aquatic resources would obtain required permits and authorizations from the USACE, CDFW, and San Diego RWQCB.</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<p><b>Water Resources and Quality Policy 6.8.</b> Maintain Escondido’s natural creek system in an undisturbed state with a minimum of a 50-foot buffer and setback for development, or as established by appropriate wildlife agencies, unless stream course alteration, channelization, and/or improvements are approved by necessary state and federal agencies and the City.</p>	<p><b>Consistent.</b> The EVSP Area consists of and is surrounded by urban/developed land with one open-water concrete channel, Escondido Creek, running through the northern portion of the EVSP Area. Future projects within or adjacent to Escondido Creek that have the potential to impact sensitive aquatic resources would be required to conduct an aquatic resources delineation to determine jurisdiction and assess potential impacts. Future projects within or adjacent to Escondido Creek that have been determined to have a significant impact on sensitive aquatic resources would obtain required permits and authorizations from the USACE, CDFW, and San Diego RWQCB.</p>
<p><b>Water Resources and Quality Policy 6.12.</b> Regulate construction and operational activities through the use of stormwater protection measures in accordance with the City’s National Pollution Discharge Elimination System (NPDES) permit.</p>	<p><b>Consistent.</b> Future development projects consistent with the EVSP would be subject to the requirements of the City’s NPDES.</p>
<p><b>Water Resources and Quality Policy 6.14.</b> Require new development to protect the quality of water resources and natural drainage systems through site design and use of source controls, stormwater treatment, runoff reduction measures, best management practices, and Low Impact Development measures.</p>	<p><b>Consistent.</b> New development would be subject to City and state drainage and stormwater quality requirements. Public Services and Infrastructure Goal 1 includes policies that promote high-quality services and infrastructure. Specifically, projects would be required to incorporate sustainable stormwater management features in new development and public improvements (PSI-1.4).</p>

**Project Consistency with Relevant Escondido General Plan Policies**

City of Escondido General Plan Goal/Objective/Policy	Project Consistency Evaluation
<p><b>Air Quality and Climate Protection Policy 7.2.</b> Reduce regional greenhouse gas emissions through the following measures including, but not limited to:</p> <ul style="list-style-type: none"> <li>a) Implementing land use patterns that reduce automobile dependence (compact, mixed-use, pedestrian, and transit-oriented development, etc.);</li> <li>b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques;</li> <li>c) Supporting public transportation improvements;</li> <li>d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities;</li> <li>e) Participating in the development of park-and-ride facilities;</li> <li>f) Maintaining and updating the city’s traffic signal synchronization plan;</li> <li>g) Promoting local agriculture;</li> <li>h) Promoting the use of drought-tolerant landscaping; and</li> <li>i) Encouraging the use of non-polluting alternative energy systems.</li> </ul>	<p><b>Consistent.</b> The EVSP would encourage the use of alternative modes of transportation. The EVSP would develop complete streets that include suitable infrastructure for walking and biking, along with other travel modes features, to reduce regional GHG emission. The EVSP would include a network of sidewalks, trails, and linear parks organized around the grid network of public roadways. The EVSP would strive to develop bicycle routes and facilities that connect to transit stations, employment and commercial centers, schools, libraries, cultural centers, parks, the Escondido Creek Trail, and other frequently visited destinations throughout the community and region where they do not already exist. In addition, the EVSP would strive to implement the Escondido Bicycle Master Plan and carry forward its efforts that ensure safe, adequate bike routes and encourage the replacement of vehicle trips with bicycle trips.</p> <p>Development would be required to comply with EVSP Policy SED-1.9 to include landscape plant palettes that withstand drought conditions and promote plant-type resilience (in street and park trees, green roofs). Development would also be required to include tree plantings that are known to perform well in the general climate conditions, are climate-resilient trees, and would increase canopy or vegetative cover. In addition, the EVSP would provide landscape design standards that use drought-tolerant plantings that promote a landscape palette that reflects the history, culture, and climate of Escondido.</p>
<p><b>Air Quality and Climate Protection Policy 7.3.</b> Require that new development projects incorporate feasible measures that reduce construction and operational emissions.</p>	<p><b>Consistent.</b> During grading activities for any future development in the EVSP Area, future projects would implement BMPs to reduce the emissions of fugitive dust during construction.</p>

**Notes:** AB = Assembly Bill; BMP = best management practices; CALGreen = California Green Building Standards Code; CDFW = California Department of Fish and Wildlife; City = City of Escondido; CNEL = community noise equivalent level; dB = decibel; dBA = A-weighted decibel; EMC = Escondido Municipal Code; EVSP = East Valley Specific Plan; FTA = Federal Transit Administration; GHG = greenhouse gas; LOS = level of service; NAHC = Native American Heritage Commission; NFIP = National Flood Insurance Program; NPDES = National Pollution Discharge Elimination System; PEIR = Program Environmental Impact Report; RWQCB = Regional Water Quality Control Board; TDM = Transportation Demand Management; USACE = U.S. Army Corps of Engineers; VMT = vehicle miles traveled

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