


January 13, 2010

TO: Honorable Mayor and City Council

FROM: Jonathan H. Brindle, Director of Community Development 

SUBJECT: Amended General Plan Update Staff Report
Case No. PHG 09-0020 (City Council Agenda Item 8)

Honorable and City Council:

The staff report provided in the January 13, 2010, agenda packet was prepared in advance of the General Plan Issues Committee meeting that was held on January 7th. At that time the Committee continued its discussion and made recommendations on several key topics that are reflected in pages 1-14 of this amended staff report.

All text shown as ***bolded, italicized and underlined*** reflects new information added to the original January 13th staff report. Text with ~~strike through~~ markings reflects information that previously appeared and is proposed for deletion.

CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: _____
Date: January 13, 2010

TO: Honorable Mayor and Members of the City Council

FROM: Jonathan Brindle, Director of Community Development
Barbara Redlitz, Assistant Planning Director
Jay Petrek, Principal Planner

SUBJECT: General Plan Update Status and Requested Actions (Case No. PHG 09-0020)
Amended Staff Report pages 1-14 reflecting the January 7, 2010 meeting of the General Plan Issues Committee

RECOMMENDATION:

It is requested that Council consider the General Plan Issues Committee's recommendations and direct staff to proceed with the following actions:

1. Utilize staff resources to evaluate all eight Smart Growth Areas to identify the most desirable and feasible growth opportunities and return to the Council with recommendations as to which should be included in the update; and
2. Study all feasible opportunities for creating or enhancing employment lands between Deer Springs/I-15 and Felicita/I-15 and return to the Council with recommendations as to which should be included in the update; and
3. Refine the Quality of Life Standards in accordance with the General Plan Issue Committee Recommendations included as Attachment 1; and
4. Proceed with edits to the General Plan Text as necessary to update, address legal requirements, and reflect the General Plan Issues Committee's Recommendations;
5. Develop at least three, Alternative Land Use Maps for Council and Public Review;
6. Schedule Council General Plan Updates on a regular basis, and assemble the Issues Committee as directed by the Council to address specific issues as they develop; and
7. Continue to post General Plan information as it is developed and solicit public input on a regular basis.

FISCAL ANALYSIS:

A total of \$969,808 remains available for the General Plan Update for Fiscal Years 2009-2010. Expenses to date have been for the one staff position that includes the salary of the staff Project Manager and minor, incidental expenses. Completion of the General Plan Update will rely on the continuation of funding for staff support and anticipated consultant contracts to prepare technical studies and the Environmental Impact Report.

No cost estimates have been developed yet since the scope of the General Plan Update has yet to be finalized. It is expected that the General Plan EIR could cost between \$300,000 and \$500,000 to complete based on the experience of other cities, including Chula Vista. The City's receipt of a \$170,000 stimulus grant for a Climate Action Report will help defray several of several technical studies that would otherwise have been required. Mandatory cost items will include the EIR, as well as related technical studies for air quality, traffic, biology, archaeology/cultural resources, noise, and Housing Element analyses (to the extent in-house housing staff are not available to assist in the update). Every attempt will be made to utilize past studies to the extent possible. Staff has observed that recent contracts in San Marcos, Encinitas, and Vista have ranged between 1.1 and 1.3 million dollars for the General Plan Update and associated EIR. Costs for staff planners involved in the process and would be in addition to these contract amounts.

GENERAL PLAN ANALYSIS:

State Law requires General Plans to be updated periodically. Although no specific timeframe has been established, the State's Office of Planning and Research (OPR) monitors the status of General Plans and begins to encourage Cities to update their plans after 8 years. If an update is not commenced / completed after 10 years, OPR may choose to refer the status to the Attorney General's Office to compel an update. The pending General Plan update will not only meet current legal requirements but also develop the City's Vision for 2050 and address the City Council's Action Plan requirements.

Unlike the other required Elements of the General Plan, the Housing Element has a separate, specific, update schedule. In the past, it has been every 5 years. However, the next required update has been extended to December 2012 so it can be coordinated with other Regional Planning efforts. The required Housing Element Update will be coordinated with the remainder of the General Plan Update to ensure they are consistent.

PREVIOUS ACTION:

The City Council's Action Plan is designed to complete a Comprehensive General Plan Update in the first quarter of 2012 so the General Plan so it can be placed on the November 2012 election. In light of the comprehensive nature of the last General Plan Update, the Council has directed staff to conduct a focused rather than a complete revision.

On August 19, 2009, the City Council directed staff to schedule a series of Citizens' Committee Meetings to obtain their input on identified General Plan Update issues. Subsequent to their appointment, Committee Members completed a General Plan Survey dealing with a wide range of update issues.

On October 14, 2009, the City Council reviewed the Citizen's Committee's survey responses (Attachment 2) and approved their Scope of Discussion (Attachment 3). Although it was estimated that it would take between two and four meetings to review the issues, the City Council authorized additional meetings as necessary to capture the Committee's

recommendations. During its discussion on the item, the City Council gave additional direction as summarized in Attachment 4.

BACKGROUND:

The 15 member, General Plan Issues Committee, met ~~four~~ **five** times between October 22, 2009 and ~~December 17, 2009~~ **January 7, 2010**, and is scheduled to meet again on January 7 **21**, 2010. Information on the Committee's January 7th meeting is ~~not available at the time of report preparation so discussion summaries and list of actions will be transmitted separately.~~ **in this amended staff report.** ~~Three additional meeting dates have been reserved in January should they be necessary.~~ Topics addressed to date include Population Buildout/Smart Growth Areas, General Plan Boundaries and Land Use, initial discussions on Proposition "S", and Quality of Life Standards. Remaining topics include Municipal Services and Growth Management, **and update issues requested by the Committee for discussion pertaining to Specific Planning Areas, densities and development in Smart Growth areas, annexation and clustering policies.** ~~Mobility and Circulation, Economic Development, and final discussions on Proposition "S".~~

The meeting format has involved staff providing a brief introduction to each topic, identifying the policy ramifications, and summarizing the range of viewpoints expressed in the survey responses. The Chairman has facilitated discussion and votes from Committee Members. Committee Members' positions have been documented and reported in summaries for each meeting. Formal recommendations have been included as Action Items in the Meeting Summaries. When actions were not unanimous, minority opinions have been captured in the minutes. Opportunities for Public comments were provided at the conclusion of each meeting.

All of the background work, public facilitation, public outreach, and work with the Committee have been done by in-house staff without any consultant assistance. This approach is not common as evidenced by recent General Plan Update efforts in San Marcos, Encinitas, and Vista where consulting assistance was brought in at the beginning of their processes. It is anticipated that the required Housing Element Update will be completed by in-house Housing Division Staff should a vacant position be re-filled.

All of the work done to date has been available to the public as all information, reports, and presentations have been posted on the General Plan website. Additionally, all reports, updates, and agendas continue to be transmitted to an email list of approximately 140 people. Ongoing opportunities to comment are also provided via the website.

DISCUSSION:

Although a public vote on the General Plan is more than two years away, timing for the update is still of the essence as there are many complex steps with long lead times. The Council's Updated Action Plan will include the various milestones and completion dates necessary to keep the General Plan on track for the November 2012 election.

Defining the scope of the update remains a critical step in the process since it is necessary before the EIR Notice of Preparation can be issued and the detailed cost and time estimates can be developed. Some focusing of land use alternatives is necessary since all changes have an impact on traffic, public facilities, development fees, water and sewer demand, demand, neighborhood compatibility, etc. Therefore, it is not likely that formal study of all identified alternatives will be undertaken due to a combination of issues such as feasibility and cost. Care must also be taken not to take too much time in refining the alternatives before commencing detailed studies. In some cases, some preliminary studies can be conducted before the final project description is established. Examples include baseline studies and formation of traffic modeling methodologies.

A key City Council consideration is what role the Citizen Issues Committee should play from this point on. To date, the Committee has focused on key issues that will guide the process. Staff recommends that the Citizen's Committee remain available to address specific issues referred by the City Council rather than take on comprehensive role similar to that of the Citizen's Task Force and Growth Management Oversight Committee in the last General Plan Update.

Attachment 1 contains a summary of the specific recommendations made by the General Plan Issues Committee to date. Additional information on the Committee's actions and staff's understanding of their discussions were as follows:

Population Buildout/Smart Growth Areas

- The Committee did not want a target population, such as our estimated fair share growth for 2050, to drive the revision process. Instead, they felt we should examine the ~~identified~~ **potential** Smart Growth Areas to determine which were the most feasible and desirable without regard to a specific population target.
- They were supportive of planning for growth but stressed the need for appropriate densities and coordination with services and other Quality of Life Standards. **Member Stahl expressed opposition to any growth beyond the buildout of the present General Plan.**
- They were supportive of directing planned growth to Smart Growth Areas rather than increasing densities elsewhere.
- They did not want to eliminate study of any Smart Growth Areas or establish a development priority without some analysis **whether to have priorities at all as well as what the priorities should be.** However there did appear to be strong support for development in the Downtown Specific Plan Area.

General Plan Boundaries and Land Use

- They did not call for major changes to our existing General Plan Boundaries.
- They were supportive of creating additional employment lands by creating new areas and redeveloping existing areas. They noted the need to identify the type of employment lands desired so the categories are not overly ~~inclusive~~ **restrictive**. For instance, retail is typically not included in office and industrial areas.
- They did not want to conduct technical studies to establish a specific target for the creation of employment lands as a percentage of population or overall land use.

Instead, they felt all feasible areas for employment lands should be identified and studied.

- Ownership patterns, desired types of uses, size requirements, transportation needs, number of owners, nature of existing improvements, financial feasibility, and land use compatibility should be used in the evaluation of land use changes.
- Some of the potential amendment areas discussed or suggested to date include the area bounded by I-15, Valley Parkway, Center City Parkway, and SR 78, the I-15/Citracado intersection, areas around the Escondido Research and Technology Center, **Escondido Boulevard and Quince Street corridors**, and areas around the SR 78/Broadway intersection.

Quality of Life Standards

- They felt the Quality of Life Standards should be retained in the General Plan rather than adopted in facility master plans in a manner done by many other jurisdictions.
- They felt **recognized** the Quality of Life Standards should play a strong role in the budget process.
- They were supportive of modifications to update and refine the standards as follows:
 - Fire-
 - Amend to address taller and more intensive development in Smart Growth Areas such as the Downtown.
 - Circulation-
 - Amend to recognize that Levels of Service will likely diminish in Smart Growth areas given the higher intensities. However, the impacts will be offset by increased transit opportunities and a reduction in vehicle miles traveled. Committee Members Prazeau and Paul did not support the language change since they felt that the current General Plan language provides sufficient flexibility.
 - Acknowledge that a very limited number of Circulation Element roads may either need to be downgraded or some not upgraded due to physical constraints. They did not want to identify these situations in advance of careful study. Concern was expressed that key circulation links with some constraints should not be downgraded merely because their construction presents some difficulties.
 - Water
 - Modify to reduce the current per unit capacity assumption of 600 gallons per day to 540 gallons per day to better reflect the State's conservation goals.
 - Parks
 - Modify to create an Urban Park Standard that would reflect the expansion of Grape Day Park and supplemental public recreational facilities that are not developed in a park setting (i.e. exercise courses, walking paths, public plazas, promenades, River Walk, dog parks, etc.).
 - **Strengthen existing park's policy to expand availability and maximize joint use opportunities.**
 - Wastewater
 - Include a policy that reclaimed water be prioritized for local use.

- Include the use of equivalent dwelling unit to better estimate water and sewer demands since it provides a better metric for addressing non-residential and mixed-use projects.
- Libraries
 - ~~Committee Discussion~~ scheduled for January 7.
 - Amend the current Level of Service to better reflect current technology and space needs.
 - Strong support for joint use facilities with schools and public / private partnerships to expand library facilities.
 - Delete policy requiring maximum 15-minute driving distance to libraries.
- Air Quality
 - Supported an amendment of current Level of Service with language addressing compliance with regional Green House Gass / CO₂ equivalents that would be developed in a future Climate Action Plan but wanted to review specific language prior to endorsing.
- Economic Prosperity
 - Acknowledged that the Quality of Life Standard pertaining to raising the per capita median income was beyond the City's control.
 - Supported supplementing the current standard with a separate comprehensive Economic Element
- Circulation and Mobility
 - ~~Committee consideration~~ scheduled for January 7.
 - Study rail extension to Westfield's to coordinate with the Regional Transportation Plan
 - Supplement Circulation Element policies to incorporate rail and bus rapid transit facilities and associated traffic amenities along the route and at Westfield's
 - Do not make land use changes at this time in anticipate of future High Speed rail alignment (instead evaluate such changes when more details of the alignment and station locations are known)
 - Note: Rick Paul opposed this recommendation and felt that the alignment and land uses in the vicinity should be evaluated with the current General Plan Update
 - Monitor and coordinate rail efforts and refine policies that identify appropriate land uses around transit stations the promote Escondido as an employment / entertainment destination rather than for development of large-scale parking facilities.
- Status of Proposition "S"
 - ~~Committee consideration~~ scheduled for January 7.
 - Supported not placing an item on the ballot pertaining to Proposition "S."
- Growth Management and Water Availability
 - Committee consideration scheduled for January 21, 2010

- **Additional General Plan Update Issue Topics**
 - **Committee consideration scheduled for January 21, 2010:**
 - **Evaluate status of undeveloped Specific Planning Areas**
 - **Increasing density in the smart growth areas in exchange for reduced density elsewhere**
 - **Annexation Policies**
 - **Clustering Policies**
 - **Smart Growth Policies in relation to setbacks, open space and park amenities, etc.**

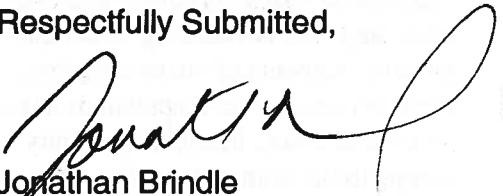
Subsequent Steps in the Process


Staff feels the Committee's discussions and specific actions provide sufficient guidance to amend the current General Plan Text and develop land use alternatives for study. However, the Issues Committee has asked for an agenda item to discuss additional issues they would like to consider as well as the nature of their future involvement. Staff will advise the City Council of their recommendations. However, it should be noted that both items could have an effect on the General Plan schedule. Finalization of the scope of the General Plan Update is the most critical task as it will dictate the cost and timing of the process.

Although a detailed Action Plan will be presented to the City Council on January 27, 2010, the following are the anticipated milestones necessary to keep the General Plan Update on track for the November 2012 election:

- Completion of the text amendments, development of alternative Land Use Scenarios, and commencement of public review by the end of April, 2010.
- Complete Workshops on the Draft General Plan Document by July, 2010
- City Council selection of preferred and/or range of General Plan alternatives by August 2010
- Execute final Consultant Contracts by September 2010
- Complete the Screencheck EIR by March 2011
- Commence the 45 Day Public Review Process of the Draft EIR by June 2011
- Complete the Final EIR by September 2011
- Complete Planning Commission Meetings by January 2012
- Complete City Council Hearings by March 2012
- Transmit all information to the County Clerk as necessary to place the General Plan on the November 2012 General Election by August 2012

Respectfully Submitted,


Jonathan Brindle
Director of Community Development


Jay Petrek
Principal Planner


Barbara Redlitz
Assistant Planning Director

EXHIBIT A (Amended)
SUMMARY OF GENERAL PLAN ISSUE COMMITTEE RECOMMENDATIONS

<p>Long Term Population Needs Discussion Issue</p>	<p>Committee Recommendation</p>
<p>1) The General Plan Update should plan for at least Escondido’s fair share, and possibly more, of the regional growth that is forecasted for 2050.</p>	<p>ACTION (10/22/09):</p> <ol style="list-style-type: none"> 1) The City should accept a “Fair Share” of the anticipated 70,000 unit-shortfall (approximately 2,500 units for Escondido) -0- votes 2) The City should accept no units; Escondido is already too crowded and as a result no density increases should occur -3- votes 3) The City should determine what densities are needed to meet community goals and determine what densities are appropriate to meet those goals –unanimous- <p>(Kildoo Absent)</p>
<p>2) Any forecasted growth that can’t be accommodated in the Downtown should be directed to prioritized Smart Growth Areas rather than studying all Smart Growth Areas, increasing the density of land use categories on a citywide basis (i.e. changing Suburban (3.3 du/ac) to Urban 1 (6.3du/ac.), or expanding the boundaries of the General Plan.</p>	<p>ACTION (10/22/09):</p> <p>No formal vote; the consensus was that:</p> <ol style="list-style-type: none"> 1) Smart Growth should also include jobs, not just residential densities 2) There was no interest in increasing densities in established neighborhoods <u>outside the Smart Growth Areas</u> 3) The City should evaluate redevelopment opportunities in deteriorated areas and revisit Quality of Life standards for possible refinement in areas where increased density is proposed 4) Consideration should be given to determine what goal the city wanted to accomplish in terms of providing employment land when evaluating ownership patterns, numbers of owners, existing improvements, redevelopment overlays, lot consolidation, financial feasibility, compatibility with surrounding areas, etc., all of which would have a bearing on how quickly the area could be developed for employment uses. <p>(Kildoo Absent)</p>

<p>General Plan Boundaries and Land Use Discussion Issue</p>	<p>Committee Recommendation</p>
<p>1. Lands suitable for the creation of new employment areas should be studied as Part of the Update even to the extent they involve changing residential land to an employment category.</p>	<p>ACTION (11/05/09): No formal vote; the consensus was that:</p> <ol style="list-style-type: none"> 1) Additional employment lands were needed and should be studied in the General Plan Update, including the potential conversion of existing, deteriorated residential areas 2) No specific target number of acres should be established as a goal; rather, the criteria for evaluating suitability for employment lands should include: a) the existing environmental conditions; b) whether the area is blighted; and, c) the status of the existing infrastructure 3) Design and development standards should be set <u>high as necessary to produce the desired goals. High standards just for their own sake could be counterproductive. For example, too high landscaping standards or setbacks in the industrial areas could impede job creation.</u> but flexibility should be provided regarding the allowable uses 4) There was no need for staff to perform extensive technical studies to substantiate the need for expanding employment lands in the General Plan Update; it is in the community's best interest. <p>Note: Stahl followed up after the meeting concerned that rights of property owners be protected in "blighted, deteriorated areas." (Wells Absent)</p>
<p>2) Rather than designating new commercial areas (such as along I-15 or in the area of Bear Valley and San Pasqual), the General Plan should continue policies of reinforcing existing commercial areas.</p>	<p>ACTION (11/05/09): No formal vote; the consensus was that:</p> <ol style="list-style-type: none"> 1) Mixed-use occurring on the same site, but not necessarily in the same building would be important to ensure compatibility between land uses (i.e. residential and entertainment, etc) 2) Smart Growth areas should be where mixed-use is focused and it should be compact and pedestrian oriented <p>(Wells Absent)</p>

<p>General Plan Quality of Life Standards Discussion Issue</p>	<p>Committee Recommendation</p>
<p>1) Existing Quality of Life Standards should be modified to ensure they address forecasted needs.</p>	
<p>FIRE:</p> <ul style="list-style-type: none"> ■ Maintain current language that acknowledges averaging of response times to achieve compliance in 90% of calls for service ■ <i>Add General Plan Policies to address taller and compact development in Smart Growth Areas</i> 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent)</p>
<p>POLICE:</p> <ul style="list-style-type: none"> ■ Maintain current Quality of Life Standard 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent)</p>
<p>CIRCULATION:</p> <ul style="list-style-type: none"> ■ Modify current QOL language to include instances where Level of Service lower than “C” will be accepted particularly in high density, infill areas based on: <ul style="list-style-type: none"> ▪ Compact and vertical nature of Smart Growth that generates additional congestion ▪ Lower levels of service is considered appropriate in many communities with urban components 	<p>ACTION (12/17/09): Endorsed by Committee (Vote 10:2) Paul, Prazeau opposed by citing the current QOL language as sufficient for addressing the amendment (Bailey, Guthrie, Hudson, Stahl, Absent) Note: Stahl followed up after the meeting opposing this action</p>
<ul style="list-style-type: none"> ■ <i>Streets that will never be widened to their current designations should be downgraded in recognition of their environmental constraints (even though some surrounding streets may experience more traffic).</i> 	<p>ACTION (11/19/09): 1) Traffic and Circulation Quality of Life alternatives in Smart Growth Areas should be further evaluated to assess their status – Unanimous (Guthrie, Ross, Velasco, Absent)</p> <p>ACTION (12/17/09): 2) Staff evaluate the Circulation Element and report back identifying specified streets with the reasons why downgrading should be considered - Unanimous (Bailey, Guthrie, Hudson, Stahl, Absent)</p>

<p>SCHOOLS:</p> <ul style="list-style-type: none"> ■ Maintain QOL current language 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent) Note: Stahl followed up after the meeting opposing this action</p>
<ul style="list-style-type: none"> ■ <i>Clarify current General Plan Policies regarding:</i> <ul style="list-style-type: none"> ▪ <i>Current provisions for joint-use facilities and coordination of City capital improvement projects with school construction.</i> 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent)</p>
<ul style="list-style-type: none"> ▪ <i>Minimum acreage requirements for school construction</i> 	<p>ACTION (12/17/09): Unanimously endorsed by Committee to remove minimum acreage requirements (Bailey, Guthrie, Hudson, Stahl, Absent)</p>
<p>WATER:</p> <ul style="list-style-type: none"> ■ Modify General Plan QOL language reducing current “600 gallons per day” to “540 gallons per day” to better reflect the state’s conservation goals. ■ Include General Plan Policies clarifying “Equivalent Dwelling Unit” water demand for non-residential uses. 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent) Note: Stahl followed up after the meeting opposing this action</p>
<p>WASTEWATER:</p> <ul style="list-style-type: none"> ■ Maintain current QOL language ■ <i>Amend General Plan Policies to reflect:</i> <ul style="list-style-type: none"> ▪ <i>Regional Water Quality Control Board amended policies regarding re-use</i> ▪ <i>“Equivalent Dwelling Unit” provisions that clarify non-residential sewer demand.</i> 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent)</p>
<ul style="list-style-type: none"> ▪ <i>Maximized use of reclaimed water</i> 	<p>ACTION (12/17/09): Unanimously endorse staff consideration with the provision that reclaimed water be prioritized for local use (Bailey, Guthrie, Hudson, Stahl, Absent)</p>
<p>PARKS:</p> <ul style="list-style-type: none"> ■ Modify QOL language to create an Urban Park Standard that would include the expansion of Grape Day Park and supplemental public recreational facilities that are not developed in a park setting (i.e. exercise courses, walking paths, public plazas, promenades, River Walk, dog parks, etc.) 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent)</p>
<ul style="list-style-type: none"> ■ <u><i>Amend General Plan Polices to reflect:</i></u> <ul style="list-style-type: none"> ▪ <u><i>Language to work with schools to expand availability and maximize joint use opportunities when negotiating city/school improvements</i></u> 	<p><u>ACTION (01/07/10):</u> <u><i>Unanimously endorsed by Committee (Velasco Absent)</i></u></p>

<p>AIR QUALITY:</p> <ul style="list-style-type: none"> ■ Replace references to state and federal requirements with implementation measures from an associated local Climate Action Plan that will call for compact design, increasing transit, decreasing vehicle miles traveled, etc. 	<p><u>ACTION (01/07/10):</u> To be considered January 7, 2010 <u>Unanimously endorsed to review detailed language amending the standard that incorporates provisions language to address compliance with regional Green House Gas / CO2 equivalents consistent with AB 32 and SB 375 rather than attempting to address State and Federal standards dealing with a large air basin that extends beyond the General Plan boundaries. Such measures would be developed in a future Climate Action Plan coordinated with the General Plan Update (Velasco Absent)</u></p>
<p>LIBRARY:</p> <ul style="list-style-type: none"> ■ Modify current QOL language based on: <ul style="list-style-type: none"> ▪ Technological changes in information access & delivery ▪ Trends in patronage, staffing and space needs ■ <i>Eliminate polices referencing driving distances to libraries to determine branch facilities.</i> ■ <i>Maintain flexibility for satisfying space needs with a combination of branch libraries and/or a main facility.</i> 	<p><u>ACTION (01/07/10):</u> To be considered January 7, 2010 <u>Unanimously endorsed by Committee. Additionally, consider joint use facilities with schools and public / private partnerships to maximize programs. (Velasco Absent)</u></p>
<p>ECONOMIC:</p> <ul style="list-style-type: none"> ■ Supplement Economic QOL Standard with a separate comprehensive Economic Element in the General Plan to: <ul style="list-style-type: none"> ▪ Provide direction concerning future economic growth of the community ▪ Direct the community's future economic growth and performance ▪ Define an economic strategy necessary to ensure competitiveness within the region. 	<p><u>ACTION (01/07/10):</u> To be considered January 7, 2010 <u>Unanimously endorsed by Committee. (Velasco Absent)</u></p>
<p>General Plan Transportation & Mobility Discussion Issues:</p>	<p>Committee Recommendation</p>
<p>1) NCTD Rail Extension: Whether the extension of rail to the Westfield's Shopping Town should be studied for inclusion in the Circulation Element. STAFF Recommendations:</p> <ul style="list-style-type: none"> ▪ Study rail extension to Westfield's to coordinate with Regional Transportation Plan ▪ Supplement Circulation Element policies to incorporate rail & bus rapid transit facilities and associated station amenities along the route and at Westfield's. 	<p><u>ACTION (01/07/10):</u> To be considered January 7, 2010 <u>Unanimously endorsed by Committee. (Velasco Absent)</u></p>

<p>2) California High Speed Rail: Whether land Use changes around the potential High Speed Rail should be deferred until more details are known.</p> <p>STAFF Recommendations:</p> <ul style="list-style-type: none"> ▪ Include language calling for monitoring and coordinating rail efforts; refine General Plan polices to identify appropriate land uses around transit stations that promote Escondido as a destination for employment and entertainment rather than for development of large-scale parking facilities. ▪ Do not make land use changes in anticipation of future alignment or station locations. 	<p><u>ACTION (01/07/10):</u> To be considered January 7, 2010 <u>Endorsed by Committee (Vote 13:1)</u> <u>(Velasco Absent)</u> <u>Note: Paul indicated support for the first recommendation but opposed the second which he felt should include some analysis of land use options reflecting the high speed rail in the current General Plan update.</u></p>
<p>General Plan Growth Management Discussion Issues</p>	<p>Committee Recommendation</p>
<p>1) Growth Management: Whether the General Plan’s growth management system should ensure minimum service levels are maintained but provide for some level of development to proceed even to the extent that some, non-critical, infrastructure deficiencies exist.</p> <p>STAFF Recommendations:</p> <ul style="list-style-type: none"> ▪ Refine criteria and thresholds that establish better guidance for defining critical infrastructure areas affecting the timing of development. ▪ Simplify existing “Tier” designations. ▪ Revisit across the board exemptions allowed in Tier 1. 	<p>ACTION: To be considered January 7 <u>21</u>, 2010</p>
<p>2) Water Supply: Whether in light of the issues with long-term water supply, the General Plan Update should establish some water use parameters to constrain planning efforts. One example would be to stay within the water use projections of the current General Plan.</p> <p>STAFF Recommendations:</p> <ul style="list-style-type: none"> ▪ Establish an updated standard of 540 GPD Quality of Life Standard as a maximum. The Water Master Plan would be the tool for establishing water use parameters that do not exceed the QOL Standard. 	<p>ACTION: To be considered January 7 <u>21</u>, 2010</p>
<ul style="list-style-type: none"> ▪ Ensure that long term supply accommodates planned buildout. 	<p>ACTION (12/17/09): Unanimously endorsed by Committee (Bailey, Guthrie, Hudson, Stahl, Absent) Note: Stahl followed up after the meeting opposing this action</p> <p>ACTION: To be considered January 7 <u>21</u>, 2010</p>

Proposition "S" Discussion Issue:

- Whether Proposition "S" should be eliminated in its entirety concurrently with the General Plan Update.

STAFF Options:

- Place on ballot as a separate item.
- Link Prop "S" to the vote on the General Plan.
- Do not place an item on the Ballot pertaining to Prop "S."

ACTION (12/5/09):

- 1) The City should not consider Proposition S as part of the General Plan Update – 5 votes
- 2) The City should consider Proposition S as part of the General Plan Update – 0 votes
- 3) It is too early to decide on this matter at this time; discussion on Proposition S should be deferred to a later meeting of the committee – 6 votes

ACTION (01/07/10)

To be considered January 7, 2010

**Unanimously endorsed by the
Committee not to place an item on the
Ballot pertaining to Prop "S"
(Velasco Absent)**