

~~legislation, including but not limited to General Obligation Debt, Mellorooos financing, assessment and/or maintenance districts, Public Facilities Fees, Development Agreements, etc., to implement the Community Facilities and Growth Management Elements.~~

6. Policies Regarding Annexations and the Sphere of Influence

Annexation Policy D6.1:

The City will not actively seek to annex unincorporated lands, except those lands owned by the City, and will rely instead on applications from property owners for proposed annexations to the City. Exceptions may arise to implement the Goals and Objectives of the General Plan.

Annexation Policy D6.2:

Annexation proponents shall demonstrate that facilities, services, and infrastructure are adequate to serve the proposed annexation, in accordance with City standards and/or applicable Subarea Facilities Plans consistent with the growth management and community facilities elements. If existing and/or proposed public facilities and infrastructure are inadequate to serve the proposed annexation area, annexation may proceed only if it can be demonstrated that all necessary improvements will be financed by the property owner(s), and that such expansion of the City will not have unacceptable adverse fiscal or environmental impacts to existing City services or residents.

Annexation Policy D6.3:

The City shall not provide services directly or indirectly to unincorporated areas unless there is a mutual agreement between the City and appropriate agencies, if any, to compensate for costs incurred. Such services must be consistent with facilities plans pursuant to the Growth Management and Community Facilities elements.

Annexation Policy D6.4:

The City shall develop an annexation procedures manual outlining the steps and City policies regarding annexations. The manual will include, but not be limited to, applicant's responsibilities, requirements for environmental review, requirements for development plans, and fees for annexation.

Annexation Policy D6.5:

The Sphere of Influence for the City of Escondido may be revised by the City and submitted to the Local Agency Formation Commission after final adoption of the General Plan. Thereafter, the Sphere of Influence may be revised and submitted to LAFCO, if necessary, concurrent with each five-year review of the General Plan.

**Annexation
Policy D6.6:**

The City will coordinate with the Local Agency Formation Commission to expand the Sphere of Influence to be coterminous with the Planning Area boundary when such expansion is deemed appropriate by the City. The City shall notify and coordinate with surrounding property owners and resident groups when conducting land use studies affecting residents of unincorporated communities. Notification and coordination will include surrounding property owners, as well as any resident groups, homeowner's associations, or planning advisory groups that make their presence known to the City. Neighborhood meetings may be utilized to notify interested parties to gather information and solicit input for recommendation to various decision-makers.

**Annexation
Policy D6.7:**

The City shall routinely review its Planning Area boundary to identify areas which may be included. Modifications to the Planning Area boundaries shall be treated as General Plan Amendments.

E. REVIEW OF THE GENERAL PLAN

The Escondido General Plan reflects a twenty-year time horizon. This time frame allows for the systematic implementation of a desired land use pattern, circulation network, and facility installation. Adequate review of the General Plan is an important facet in its implementation. It allows the Plan to be adjusted in response to changing conditions, both internal and external, the availability of more recent planning data, and shifts in community values.

From time-to-time, these changing conditions may result in General Plan Amendment requests which should be carefully considered. In conformance with Section 65358(b) of the State Government Code, each mandatory element of the General Plan may be amended up to four times per year. Each amendment may include multiple changes to the General Plan. The policies below are intended to ensure greater predictability for both the development community and the public.

1. Policies Regarding Five Year Reviews of the General Plan

**GP Review
Policy E1.1:**

The General Plan shall be comprehensively reviewed and updated as needed beginning in 1995 and at five year intervals thereafter.

2. Policies Regarding General Plan Amendments

**GP Amendment
Policy E2.1:**

General Plan Amendment requests shall be required when proposals:

- a. request the development of the site for use or density/intensity other than indicated on the Land-Use Map or within the text of the General Plan;