



City of Escondido

General Plan

Annual Progress Report

2023

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1. Introduction

The General Plan Annual Progress Report provides a snapshot of activities carried out by the City during the 2023 calendar year. Updates from the progress report provide an opportunity for Escondido leadership and the public to evaluate efforts to bring the General Plan to life. The General Plan Progress Report was presented to City Council on August 7, 2024.

1.1 Purpose of the General Plan

The General Plan is a city’s blueprint for the future. It serves as a guiding document for how the City of Escondido will grow and meet the future needs of its residents. California Government Code sections 65300 and 65400 require each city and county to adopt, update, and annually report on the General Plan’s implementation. A General Plan must consist of seven different components called “elements.” These elements address various topics including housing, transportation, and safety. For example, the City’s Circulation Element deals with transportation improvements while the Safety Element identifies and addresses natural hazards like flood areas, wildfire zones, and seismic threats. Within each element, a city identifies goals and policies that help implement a city’s vision for residents. Just like the Constitution of the United States, a city’s general plan is the foundation for decision making.

1.2 A General Plan’s Required Elements

California law identifies seven elements required in a General Plan: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. However, the City of Escondido’s General Plan consists of ten chapters. The City’s General Plan includes three optional chapters:

- The Community Health and Services chapter
- The Growth Management chapter
- The Economic Prosperity chapter

A full description of all chapters is provided in [Appendix B](#).

In 2018, Senate Bill (SB) 1000 went into effect, requiring cities to identify “disadvantaged communities” and ways to address inequities as they relate to park, healthy food, housing and public facility access, as well as civic engagement. As a result, the City kicked off the 2022 General Plan Amendment (“2022 GPA”) at the beginning of 2022 to amend the Community Health and Services chapter as it relates to SB 1000, and to amend the Community Protection chapter of the General Plan for compliance with Government Code section 65302(g).

Cities that are part of the San Joaquin Air Pollution Control District (“San Joaquin Valley APCD”) must also include an air quality element in their general plans. Since the City of Escondido is not part of the San Joaquin Valley APCD, the General Plan is not required to maintain an air quality element.

1.3 General Plan Updates

Generally, a general plan is comprehensively updated on a 15-to-20-year horizon. However, certain elements, including the Housing Element, Safety Element, and Open Space Element are updated more frequently, pursuant to State law. Escondido’s General Plan was last comprehensively updated in 2012. The City updated the Housing Element in 2021, with a subsequent amendment in 2023, and received final certification from the State in 2023. The adopted General Plan continues to serve as a relevant document to guide

the development of the City. In 1995, California's Supreme Court declared that local governments have an implied duty to keep their plans current (*DeVita v. County of Napa, 9 cal. 4th 763*). Keeping General Plans up to date allows cities to adequately address and

respond to emerging trends. Figure 1 outlines the General Plan Update Work Program and identifies the latest and forthcoming updates.

Figure 1 - General Plan Update Work Program

General Plan Element	Last Updated	Next Suggested Update	Amendment Summary
<u>Vision and Purpose</u>	2012	---as needed---	--
<u>Land Use and Community Form</u>	2024 ¹	2033	The 2024 amendment is a consistency amendment to align the element with the last specific plan adopted by the City.
<u>Mobility and Infrastructure</u>	2012	Underway	Changes will evaluate road segments, and advance the Mobility Element's complete streets concept.
<u>Housing</u>	2023	2029	Changes completed in 2023 satisfy Gov. Code section 65580.
<u>Economic Prosperity</u>	2012	2027	--
<u>Community Health and Services</u>	2021	Underway ²	Changes entail compliance with Gov. Code section 65302(h) and would retool the Community Health and Services chapter.
<u>Community Protection</u>	2012	Underway ²	Changes entail compliance with Gov. Code section 65302(g).
<u>Resource and Conservation</u>	2012	2025	Gov. Code section 65565.5 requires jurisdictions update their Open Space elements by Jan. 1, 2026.
<u>Growth Management</u>	2012	2027	--
<u>Implementation Program</u>	2012	---as needed---	--

¹ The Land Use and Community Form chapter is under review for amendment as it relates to the East Valley Specific Plan.

² Current efforts to update both chapters are on hold due to staff capacity.

2023 General Plan Updates

Housing Element Update

State law requires the California Department of Housing and Community Development (“HCD”) evaluate the state’s housing needs every eight years. As a result, HCD determines the number of housing units needed to meet future population growth and housing demand; this number is known as the Regional Housing Needs Determination (RHND). The RHND is distributed among California cities who are then required to plan for the allotted number also known as the Regional Housing Needs Allocation (RHNA). The most recent RHNA allocation occurred in 2021. The allocation kicked off the sixth housing element cycle (“Sixth Cycle”) which began in 2021 and will end in 2029.

On August 11, 2021, the Escondido City Council adopted an updated version of the Housing Element; however, HCD identified outstanding issues requiring additional changes. On March 22, 2023 City Council adopted an updated version on the Housing Element which achieved State compliance in December of 2023.

Community Protection and Community Health and Services Update (SB 1000 compliance)

Escondido’s Community Protection chapter is synonymous to the Safety Element, one of the seven required General Plan chapters. Safety Elements are intended to identify hazard areas and reduce safety risks. Government Code section 65302(g) requires cities to update the Safety Element after a Housing Element is revised so that a Safety Element’s analysis accounts for new housing estimates.

In early 2022, staff began updates to the Community Protection chapter in conjunction with creation of an Environmental Justice Element pursuant to Government Code section 65302(h). The joint effort is known as the 2022 General Plan Amendment (“2022 GPA”).

Efforts to finalize the undertaking are on hold due to staffing issues.

The Community Health and Services chapter is an optional element of the City’s General Plan. The topics and structure of this element make it a logical location to accommodate the requirements of SB 1000 (Gov. Code sec. 65302(h)). This work effort is a part of the 2022 GPA, which is temporarily on hold until staff capacity increases.

In an effort to ensure capacity issues do not continue to impede the 2022 GPA, City staff applied for an amendment to the grant monies funding the environmental review in June of 2024. The Smart Growth Incentive Program (SGIP) grant amendment filed by the City would allow for the award scope to cover consultant costs to perform the completion of the amendment and conduct environmental review. The requested amendment is currently under review by the awarding agency, the San Diego Association of Governments (“SANDAG”).

2024 General Plan Updates

In the 2024 calendar year, staff intend to finalize an update to the Mobility and Infrastructure chapter as a part of the Comprehensive Active Transportation Strategy (CATS). The update would reclassify roadways; incorporate changes from the 2021 SANDAG Regional Transportation Plan and Sustainable Communities Strategy; and introduce an active transportation strategy that will help provide more infrastructure for biking and walking.

2. The General Plan Implementation Progress

The following sections outline General Plan implementation actions that occurred in 2023. Each section addresses one of the City’s General Plan chapters. For example, Chapter 2.1 speaks to the Land Use and Community Form chapter, and Chapter 2.2 speaks to the Mobility and Infrastructure chapter.

2.1 Land Use and Community Form Element

The Land Use and Community Form chapter (“Land Use Element”) arranges and designs land uses so they are balanced with future population growth, development, and community changes. These include residential, employment, commercial, recreational, civic/cultural and open space land uses. The Land Use Element provides the appropriate intensities, locations and combinations to enhance community sustainability. One of the most significant goals identified in the Land Use Element is to foster the city of Escondido’s role as an urban center through the revitalization of the downtown and established neighborhoods; economic development in the form of attractive, sustainable, economically viable industrial and commercial areas; and high intensity activities in the urban core. Topics or policy issue areas covered in the Land Use Element include the following:

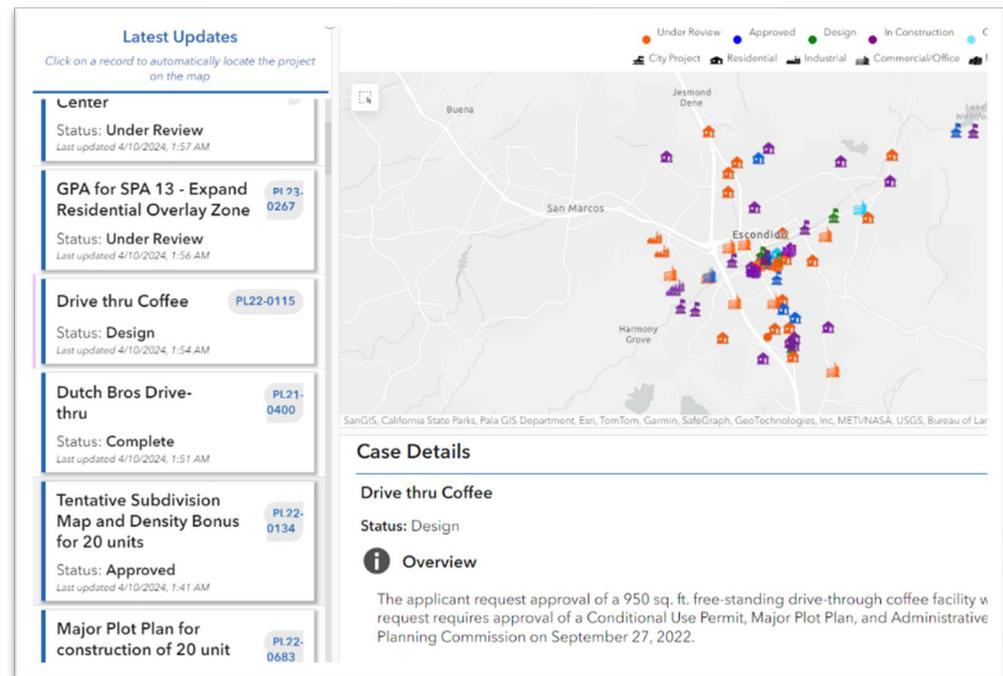
- Community Character
- Land Use Zoning
- Residential Development
- Residential Clustering
- Planned Development
- Mixed Use Overlay Zones
- Commercial Land Uses
- Office Land Use
- Industrial Land Use
- Specific Plan Area Land Use
- Open Space/Park Land Use
- Public Facility Overlay
- Tribal Area Land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

Key Implementation Actions in 2023

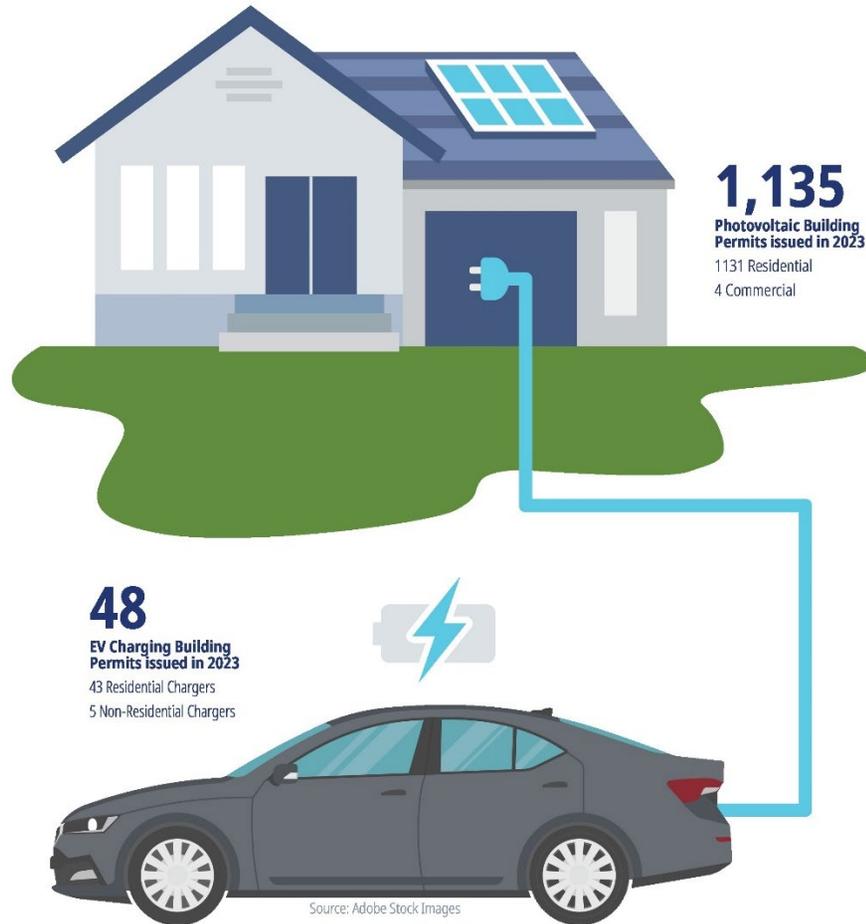
The private market plays an extensive role in the development of Escondido. Businesses and real estate developers submit applications to the City in order to bring projects to life. The City

provides an activity dashboard (see [Major Development Activity Dashboard](#)) via the City’s webpage. The dashboard provides information regarding private and public development. More information can be found under [Appendix C](#).

Major Development Activity Dashboard

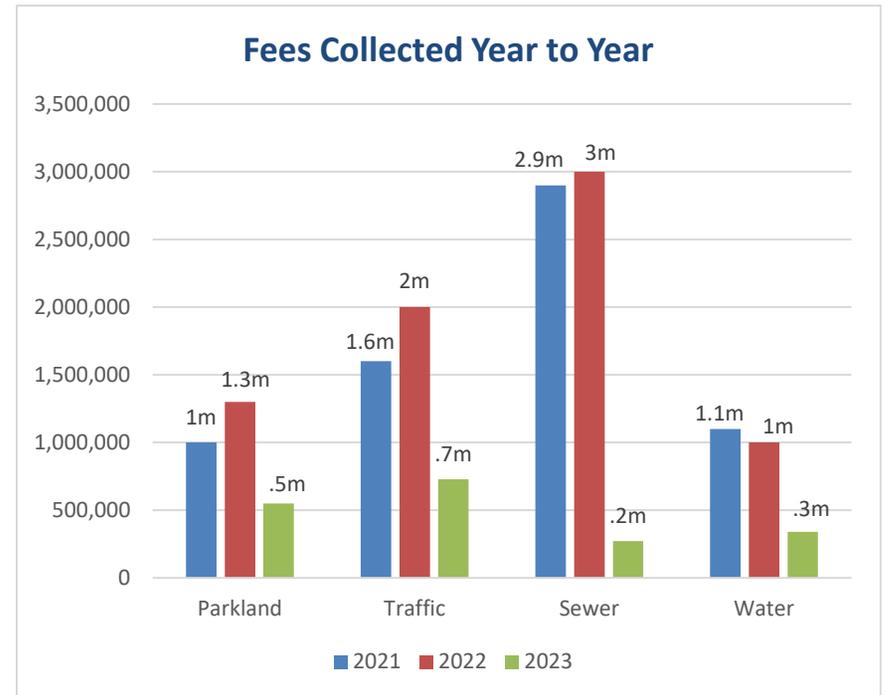


In 2023, 77% of building permit applications were submitted through the City’s online portal. The Building Division issued a total of 3,882 permits, and conducted 12,839 inspections—roughly 6.2 inspections per hour.



Total Fees Collected through Building Permits: \$2,604,838.00

- Parkland: \$548,749.00
- Sewer: \$727,567.00
- Traffic: \$271,501.00
- Water: \$340,534.00



The valuation of Building Permits in 2023 totaled \$2,604,838—a 98% decrease from 2022 due to a deferred payment from the Palomar Heights project. The graph above shows the 2023 fees in comparison to 2022 by fee type.

Major Development Projects

Palomar Heights:

In 2021, City Council approved the Palomar Heights mixed-use development. The 13.8-acre site will be developed with 258 apartment units, 90 senior apartment units, and 162 row-homes and villas, totaling 510 units. In 2023 the City's building division issued building permits for the developer to begin construction on 420 of those units. More information about the project can be found at: [palomarheights - City of Escondido](#).

City Led Projects

2023 Omnibus Zoning Code Amendment:

The City commenced its annual zoning code update in late 2023. On October 11, 2023, City Council approved the series of minor changes in an effort to provide consistency, clean up, and conformance with State law.

Certification of the General Plan's Housing Element:

California State law requires cities to update their Housing Element every eight years. State law also requires that the California Department of Housing and Community Development (HCD) review and approve Housing Elements to ensure they adequately plan for future housing needs and comply with state law.

On December 12, 2023, HCD notified the City of the Housing Element's compliance with State law. In 2024, staff will be able to shift to focus and prioritize implementation of the Housing Element's programs.



Palomar Heights Development

East Valley Specific Plan:

On July 19, 2023, City Council adopted the EVSP. Development and adoption of the East Valley Specific Plan (EVSP) has been critical to the certification of the City's Housing Element. The EVSP rezoned approximately 191 acres adjacent to and east of downtown Escondido to focus on residential growth.

The full document can be accessed here: [08.09.23 EVSP Final.pdf \(escondido.org\)](#)

Anticipated Implementation Actions

- Streamline Development Services Department process and operations.
- 2024 Annual Zoning Code Amendment (“2024 Omnibus”)
- Pre-Approved Accessory Dwelling Unit (PAADU) Program

2.2 Mobility and Infrastructure Element

The Mobility and Infrastructure chapter serves as the mandatory Circulation Element. It is one of the seven mandated elements that every local government must have in its general plan. The Mobility and Infrastructure chapter evaluates the transportation network including local streets, bike lanes, sidewalks, and transit routes. The chapter also assesses local public utilities and infrastructure capacity to meet housing, commercial, and other development needs. The Mobility and Infrastructure chapter identifies the types of projects, locations, and guiding policies needed to adequately serve residents. Items discussed in the Mobility and Infrastructure chapter include Escondido's:

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

Key Implementation Actions

Citracado Parkway Extension Project: The Citracado Parkway Extension Project will improve traffic and pedestrian circulation by building a bridge over Escondido Creek and adding an additional lane in the median of Citracado Parkway between Valley Parkway and Avenida del Diablo. Construction is 71% complete. Multiple phases of the project began in 2023. Information and status updates on the project can be found at:

<https://www.escondido.org/citracado-parkway-extension-project.aspx>.

Comprehensive Active Transportation Strategy (CATS): The CATS seeks to better connect Escondido's pedestrian and bike network by improving sidewalks, crosswalks, and bicycle facilities. In 2023, staff kicked off the project by contracting with Fehr and Peers, a transportation-solutions consulting firm who, among other things, helped conduct transportation data analysis and outreach. In 2024, staff will evaluate designs and programs that further the General Plan's Complete Streets vision, including ways to provide first and last mile connections with carsharing, bike sharing, and other on-demand services through the state's [Clean Mobility Options Voucher Pilot Program \(CMO\)](#). Feedback collected from

public outreach conducted in 2023 can be viewed through the project’s Social Pinpoint interactive map:

[Interactive Feedback Map | Escondido Mobility | F&P Social Pinpoint \(mysocialpinpoint.com\)](#)

Capital Improvement Program

The City’s Capital Improvement Program (“CIP”) plans for the maintenance and repair of the City’s facilities over a five-year period. Projects can include park improvements, sidewalk rehabilitation, stormwater maintenance and more. The current CIP cycle covers Fiscal Years 2023 through 2027. Information below provides an overview of CIP projects that took place in 2023.

TABLE 1 – 2023 CAPITAL IMPROVEMENT PROJECTS

Project Type	Number of Projects	Cost
Roads and Infrastructure*	10	\$81,451,000
Parks and Recreation Facilities**	5	\$7,544,000
New Traffic Signal Installations***	4	\$4,250,000
Total	19	\$93,245,000

* Refer to Table 2 for project list
 ** Refer to Table 3 for project list
 *** Refer to Table 4 for project list

In 2023, the City worked on a total of 19 CIP projects. The sections below provide specifics on the types of projects City staff carried out and their respective costs.

Road & Infrastructure Projects

The City’s Street Rehabilitation and Maintenance Program repairs and improves the driving conditions of streets and sidewalk pavement by surveying City streets and considering anecdotal feedback. The Street Rehabilitation and Maintenance Program divides the City into eight geographical zones which can be found in [Appendix D](#). Generally, projects under the program follow a three-step process: (1) planning and design, (2) construction, and (3) completion. In 2023, The City made progress on a number of road and infrastructure projects. The status of the projects in Table 2 fall under one of the three steps mentioned. Additional information on the City’s Capital Improvement Program can be found at: <https://www.escondido.org/city-of-escondido-street-maintenance-program>.

TABLE 2 - ROAD & INFRASTRUCTURE PROJECTS

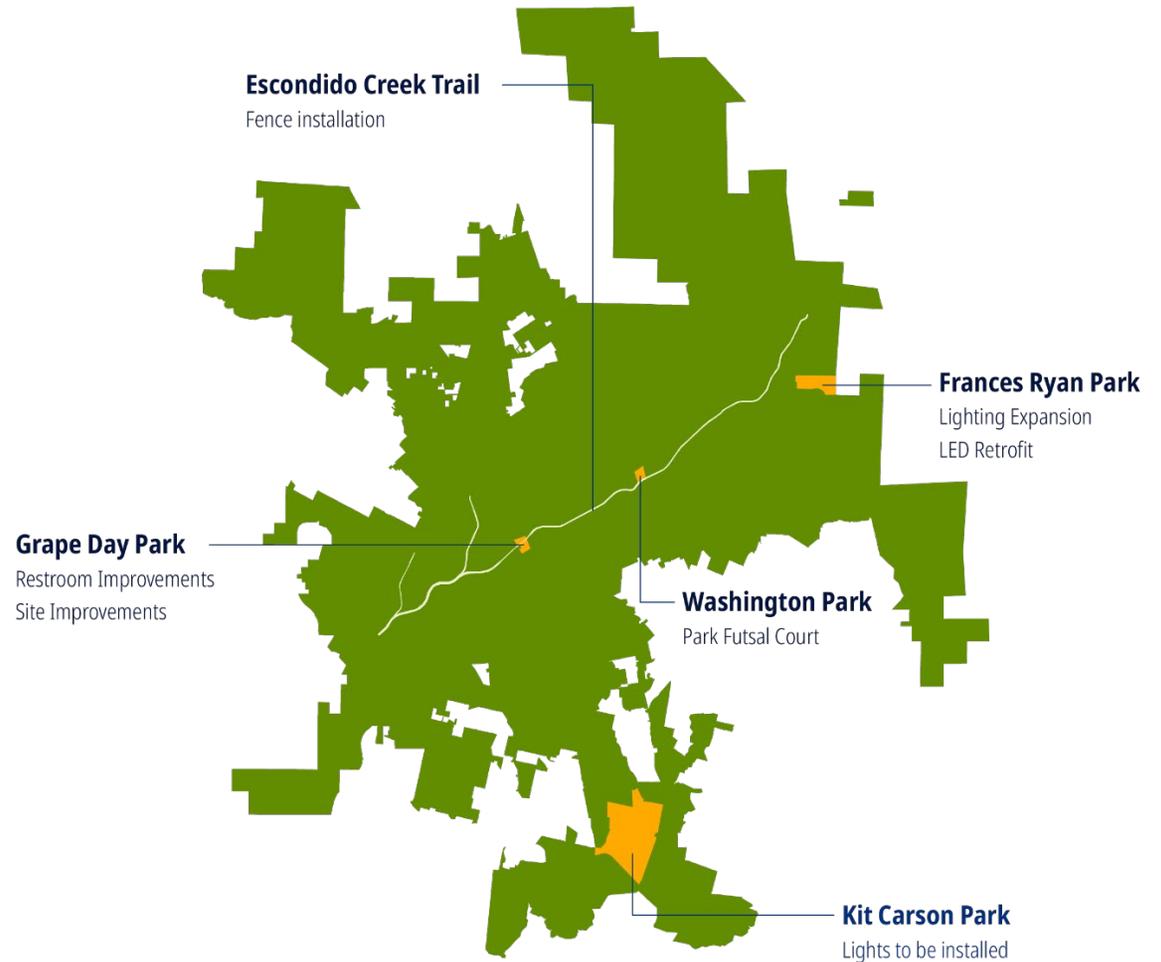
Project Name	Description	Status in 2023
Street Rehabilitation and Maintenance*	Replace sidewalk and other damaged concrete (East North Zone)	Construction contract awarded
Street Rehabilitation and Maintenance	Replace sidewalk and other damaged concrete (East South Zone)	Complete
Street Rehabilitation and Maintenance	Street re-pavement (East North Zone)	Design in progress
Grand Avenue Vision	Widen sidewalks, expand on-street parking, and provide decorative lighting to the downtown area.	Design completed
Citracado Parkway Extension	Extend Citracado Parkway from Andreasen Drive to Harmony Grove Village Parkway with a new bridge over Escondido Creek.	Construction ongoing
Juniper Street Pedestrian Lighting Improvements	Provide lighting on Juniper Street between 5th Ave and 9th Avenue	Design completed
Juniper Elementary Safe Routes to School	Construct a pedestrian pathway, a Class II bicycle lane, and improve traffic signals near Juniper Elementary.	Construction completed in 2023
Valley Parkway Sidewalk Improvement	Replace the existing asphalt sidewalk area with concrete sidewalk and improve landscaping	Design
Stormwater drainage Rehabilitation	Re-line or replace damaged corrugated metal pipes	Construction in progress
Creek Trail Expansion Project	Expand existing Creek Trail and add lighting, fencing, landscaping, and recreational equipment	Design completed

Parks & Recreation Facilities

The City maintains a total of 11 urban parks and recreational facilities including Dixon Lake, Lake Wohlford, and Daley Ranch. City staff carried out the park improvement projects identified in Table 3 during the 2023 calendar year.

TABLE 3 - PARKS & RECREATION FACILITIES

Project Name	Status in 2023
Kit Carson Park Lighting Project	Complete
Escondido Creek Trail Fencing Project	Complete
Grape Day Park Restroom and Site Improvements	Design
Ryan Park Lighting Expansion and LED Retrofit	Design
Washington Park Futsal Court	Design completed in 2023



New Traffic Signal Installations

Installations and upgrades of traffic signals occur throughout the City. Traffic signal installation can be a component of a large City led project or private development. For the purposes of reporting, the General Plan Annual Progress Report reports on new, standalone traffic improvement installations.

TABLE 4 – NEW TRAFFIC SIGNAL INSTALLATIONS

Project Name	Status in 2023
Bear Valley/Mary Lane Signal Modification	Complete
Quince/Tulip Pedestrian Signals (x2)*	Complete
South Escondido Access Improvement	Design in progress

**Two traffic signals installed as part of the project*

Anticipated Implementation Actions

- Update and integrate our existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan, prepared as a Complete Active Transportation Strategy for the City.
- Develop and implement a Transportation Demand Management Program.

2.3 Housing Element

Escondido’s Housing chapter identifies the goals, policies, and programs that will help meet the City’s future housing demand, otherwise known as the Regional Housing Needs Allocation (RHNA). Cities must plan for and attempt to actualize the assigned RHNA numbers by the end of the California Department of Housing and Community Development’s (HCD) planning period, which runs from 2021 to 2029. The most recent planning period is known as the “Sixth Cycle”. As part of the Sixth Cycle, Escondido received an allocation (i.e., “a RHNA”) of 9,607 units and must aim to meet its RHNA by 2029.

TABLE 5 - CITY OF ESCONDIDO’S SIXTH CYCLE RHNA NUMBERS

	<i>Income level</i>				<i>Total</i>
	<i>Above Moderate</i>	<i>Moderate</i>	<i>Low</i>	<i>Very Low</i>	
<i>RHNA Allocation</i>	4,967 units	1,527 units	1,249 units	1,864 units	9,607 units

The Housing chapter identifies strategies and programs that will help meet Escondido’s RHNA numbers. Items covered include:

- Conservation and improvement of affordable housing
- Provision of adequate housing sites to meet the projected housing demand
- Removal of governmental and other constraints to housing development
- Compliance with State laws
- Application of Affirmatively Furthering Fair Housing (“AFFH”)

Key Implementation Actions

The City tracks and provides data on annual housing activity to the HCD via a separate housing report. Refer to [Appendix E](#) to view the 2023 Housing Element’s Annual Progress Report.

Anticipated Implementation Actions

- Develop a Pre-Application Accessory Dwelling Unit (PAADU) Program
- Housing related zoning code updates for compliance with State law

2.4 Community Health and Services

The Community Health and Services chapter is not a required Element by State Law. However, the City adopted the chapter to improve access to healthy foods, parks, recreational opportunities, libraries and cultural services, educational advancement, and civic engagement in the City. Partnerships with community-based organizations and private sector partners help deliver the chapter's objectives. Topics covered in the Community Health and Services chapter include:

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

Key Implementation Actions

Older Adults and Nutrition Programming: The Park Avenue Café Nutrition Program is sponsored by the City of Escondido and the County of San Diego Aging and Independence Services. The program promotes healthy and nutritionally balanced lunches for seniors Monday through Friday. In 2023, over 22,442 meals were served to older adults at the Park Avenue Community Center. The City also provided roughly 8,306 rides to the center for seniors within the community.

Childcare and Afterschool Programming:

In 2023, the City held three day-camp programs, 60 preschool programs, and five before and after school programs. A total of 297 children were enrolled in before school programs while 397 children were enrolled in after school programs. Over 600 students are enrolled in school programming which generated about \$1.16M in revenue.

Other notable implementation actions that occurred in 2023 are illustrated below.



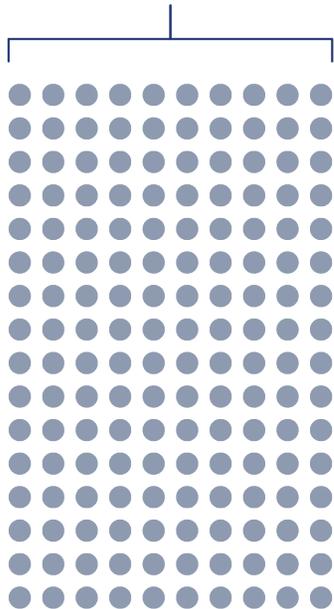
8

Soccer Tournaments in 2023
Youth and Adult



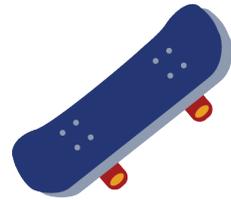
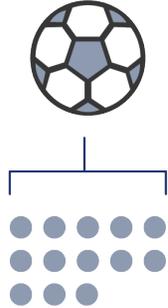
16,000

Participants in 2023



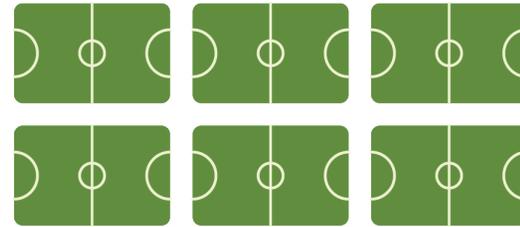
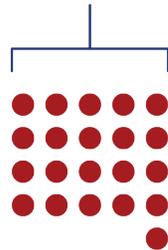
1,292

Participants in the youth soccer program in 2023



2,115

Participants/visits at the skate park in 2023



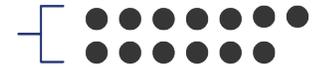
6

Youth soccer, pop warner, and baseball leagues in 2023



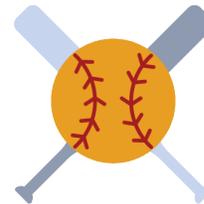
1,308

Participants in 2023



109

Adult hockey teams in 2023

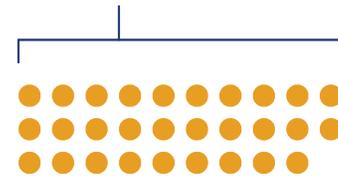


226

Adult softball teams in 2023

2,900

Participants in 2023



● = 100 Participants

Anticipated Implementation Actions

- Develop a Public Art Strategic Plan.
- Install final National Fitness Campaign Fitness Court.
- Complete upgrades and improvements to Washington Park, including improved netting at tennis courts.
- Construct dedicated pickleball courts at Mountain View Park.
- Upgrade Washington Park Pool including new flooring, replacement of diving blocks, and construction of a shade structure.

2.5 Community Protection

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

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

Key Implementation Actions

Three departments spearhead the implementation of the Community Protection Element:

Escondido Fire Department (EFD)

The EFD maintains a staff of 87 firefighters, 15 non-safety paramedics/EMTs, six chief officers, a Deputy Fire Marshall and Emergency Preparedness Manager, and four administrative staff. The City maintains seven fire stations within City limits, and is working to replace old and outdated equipment annually, as available. In 2023, the EFD operated with an average response time of 7-minutes and 34-seconds, meeting the General Plan's established Quality of Life Standard 86% of the time.

Escondido Police Department (EPD)

The EPD operates out of the Police and Fire Headquarters located in central Escondido. There is a total of 160 sworn police officers, including 1 grant funded position. In 2023, EPD maintained 26 grant awards totaling nearly 2.5 million dollars. The EPD also collaborated with regional partners to address issues of community and police

relations. Chief Varso attended community groups and answered questions, listened to concerns, and explained EPD policies.

Code Compliance

The Code Compliance Division protects life, safety, and property through the enforcement of City codes and standards. This includes the maintenance and regulation of property, buildings, and structures in the City. The Division also enforces the requirements for the licensing of all persons conducting business within the City of Escondido.

In 2023, the Citywide Impact Team was created to tackle some of the most difficult issues facing the City, including but not limited to disrepair, lawlessness, and disorder, specifically in relation to unsheltered populations' impacts on property. The Impact team is made up of key members from various departments and divisions, such as EPD, Code Compliance, City Manager's Office, the City Attorney's Office, Planning, Building, Parks and Recreation, and Public Works. The Impact group uses a synergistic approach to work collaboratively at solving complex city/societal issues.

FIRE



357

Proactive inspections in Very High Fire Hazard areas

152

Defensible Space Inspections completed in 2023

In compliance with Assembly Bill 38



Implemented

Tier Dispatch

Completed

The update to the Multi-Jurisdiction Hazard Mitigation Plan

Launched

The EMS Program Study and EMS Fee Analysis launched in November 2023

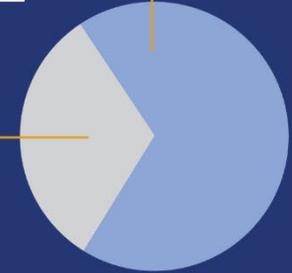
CALLS



68% Non-Emergency



32% Emergency
(9-1-1)



94,109

Total Calls for Service
in 2023

CODE COMPLIANCE



3 cases

Referred to the City
Attorney's Office



1628

Code Compliance Cases

Resulting in

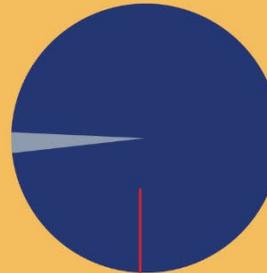
3452

Inspections



1,525

Code compliance
cases in 2023



98% closed voluntarily
by property owner

POLICE



6,256

Parking citations issued



1,969

Noise complaints received



3,517

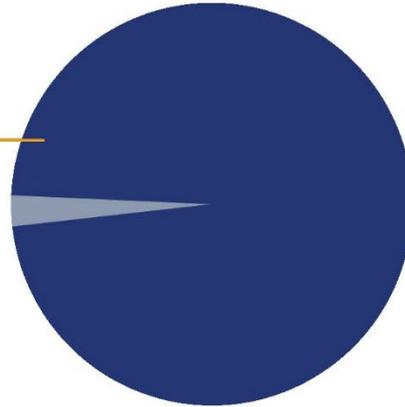
Arrests made

Source: Adobe Stock Images

1,525

Code compliance cases
in 2023

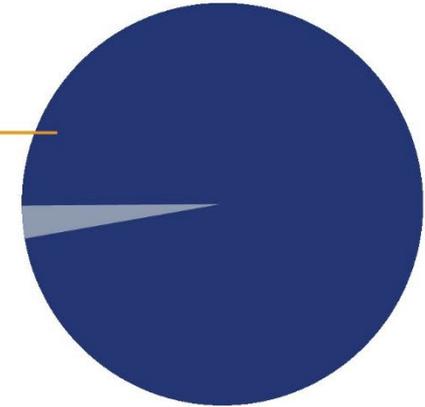
98% closed voluntarily
by property owner



1,514

Code compliance cases
closed in 2022

98% closed voluntarily
by property owner



Anticipated Implementation Actions

- **Escondido Fire Department**

- Continue implementation of Tier Dispatch
- Continue Strategic Plan Development for the Fire Department
- Obtain additional emergency response capability to mitigate increasing demand for services
- Continue to integrate the Escondido Dispatch fully into the Regional Communication Interoperability
- Continue the EMS Program Study and Fee Analysis
- Purchase three replacement Ambulances

- Develop an extreme heat response plan
- **Code Compliance**

- Establish a vacant building registry
- Support and provide feedback on the Citywide short term rental program-rules/regulations

2.6 Resource Conservation

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

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

Key Implementation Actions

Climate Action Plan: The City's adopted Climate Action Plan (CAP) is considered a "qualified" CAP. This qualification allows the City to streamline development projects for the purposes of greenhouse gas emission (GHG) under the California Environmental Quality Act (CEQA). This streamlining effort allows for private and public development projects to screen out of such analyses if in compliance with the City's approved CAP. The CAP provides a comprehensive roadmap to address the challenges of climate change in the City of Escondido. Staff included the CAP annual monitoring report in the 2022 annual reporting year; however, City Council directed staff to provide an independent update and report. [Appendix F](#) provides a link to the 2023 CAP annual monitoring report.

Kit Carson Park Activities: The City continues to maintain and monitor seven-acres of wetland habitat restoration projects within Kit Carson Park. The undercut bridge adjacent to Eagle Scout Lake is severely damaged and needs replacement to protect a water line. In 2023, the engineering design for the bridge achieved 90% completion. The project team prepared and submitted environmental permit applications to Resource Agencies and received all necessary

approvals. Staff will look for funding sources in 2024.

Kit Carson Bridge Repair



Spruce Street Channel Project: There two-year monitoring for post-installation and erosion control measures required by wetland permits ended August 31, 2023. The City is awaiting final sign-off from the resource agencies.

More information on the project can is available at: [Spruce Street - City of Escondido](#)

Trunk Sewer Replacement Project: The project consists of replacing, upsizing, and realigning approximately 5,000 lineal feet of

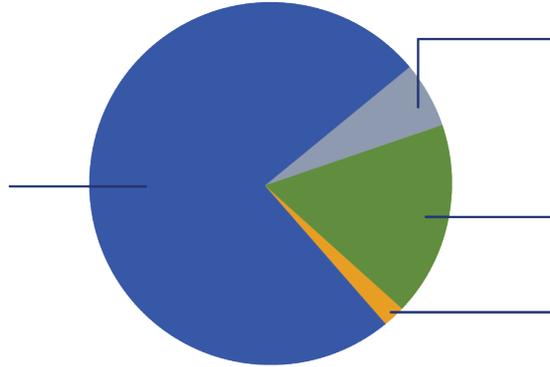
sewer between the Hale Avenue Resource Recovery Facility and the intersection of Quince Street and Norlak Avenue. The project achieved 90% completion in 2023.

Anticipated Implementation Actions

- Continue timely annual reporting on the Daley Ranch Conservation Bank.
- Adopt an update to the City's Water Efficient Landscape Ordinance.

1,888

Commercial Inspections
in FY 2022-23



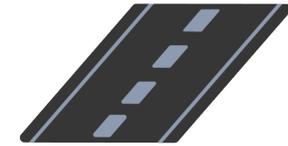
149
Industrial Inspections in FY
2022-23

440
Construction Inspections
in FY 2022-23

44
Municipal Facility Inspections
in FY 2022-23

12,302

Miles of streets swept in
in FY 2022-23



2,841 yd³

Of material removed before it
reached storm drains in FY 2022-23



2 tons

Of trash removed from 2 floating trash
booms across Escondido and Reidy Creek
flood control channels

9 mi

Of open channel
cleaned in FY 2022-23

2,180

Storm drains inspected
for accumulated debris
in FY 2022-23



908

Storm drain cleanouts
in FY 2022-23

168 tons

Of debris removed from MS4 in FY 2022-23



670 tons

Of invasive plants, trash, debris,
and sediment before discharge
to natural areas

2.7 Growth Management

The purpose of the Growth Management chapter is to establish policies that will balance the timing of infrastructure improvements with anticipated demands for service. A goal of the Growth Management chapter is to phase capital facility improvements concurrently with population growth so that new development does not worsen existing service shortfalls or result in critical infrastructure deficiencies. Topics covered in the Growth Management Element include:

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

The City continues to work toward implementing quality of life standards. The City's General Plan includes 11 quality of life standards, as listed below.

- | | |
|-------------------------------|-----------------------|
| 1. Traffic and Transportation | 7. Public Schools |
| 2. Fire Service | 8. Police Service |
| 3. Wastewater System | 9. Parks System |
| 4. Library Service | 10. Open Space System |
| 5. Air Quality | 11. Water System |
| 6. Economic Prosperity | |

Developments are reviewed against these standards when assessing a project's potential impact. Part of the City's quality of life standards include the goal of maintaining and providing adequate public facilities for existing and future development.

The City potentially faces a \$10 million budget gap. To maintain the City's essential services and priorities, a locally controlled source of revenue was placed on the 2022 ballot, but did not obtain the required votes for approval. Without an identified revenue source, possible cuts to services may be made if no additional revenue is generated.

In 2020, the City established a Citywide Services Community

Facilities District (CFD) to fund infrastructure improvements necessary to support new developments. In late 2023, the City Council voted to set the CFD levy to \$0.00, and subsequently eliminate the CFD in 2024, thus removing the requirement for developments to offset costs and impacts to the City through a CFD mechanism.

State legislation approved in 2019 (SB 330) prohibits local governments from limiting housing construction caps or moratoriums, reducing overall density, and demolishing more dwelling units than the number that are constructed. The City has two growth management controls:

Ordinance 94-16: Established the Citywide Facilities Management Plan which provides ways for projects to contribute their fair share of development of costs to public facility needs

Proposition S: A voter approved initiative that requires voter approval to increase, change or recategorize residential densities and designations. Proposition S does not apply to rezones from a non-residential zone to a residential zone, therefore, Proposition S does not act as a cap on the number of housing units constructed or permits that can be approved either annually or for some other time period.

2.8 Economic Prosperity

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

- Employment Acreage
- Wages and Jobs
- Small Business
- Twenty-First Century Industries
- Tourism and Recreation
- Existing Economic Districts
- Marketing and Image
- Long-Term Economic Sustainability and Growth
- Minimizing Infrastructure Impediments
- Strengthening Workforce Development
- Economic Development Monitoring

Key Implementation Actions

Comprehensive Economic Development Strategy (CEDS): The Escondido City Council adopted the Comprehensive Economic Development Strategy (CEDS) on June 7, 2023. The 2023 CEDS further guides economic development policy for the next five years. The CEDS will aim to promote quality economic development that fosters job availability, economic re-vitalization, and tax revenues.

Community-wide Fiber Optic Network: SiFi Networks is building a state-of-the-art fiber optic network to provide a fast and reliable internet connection to homes and businesses. SiFi Networks received access to Escondido's right of ways in 2023 and is currently processing plans for fiber optic improvements. Construction is anticipated to begin in 2024. The network build will take approximately three to five years to complete.

Interested parties for this project can register to receive updates and information [here](#).

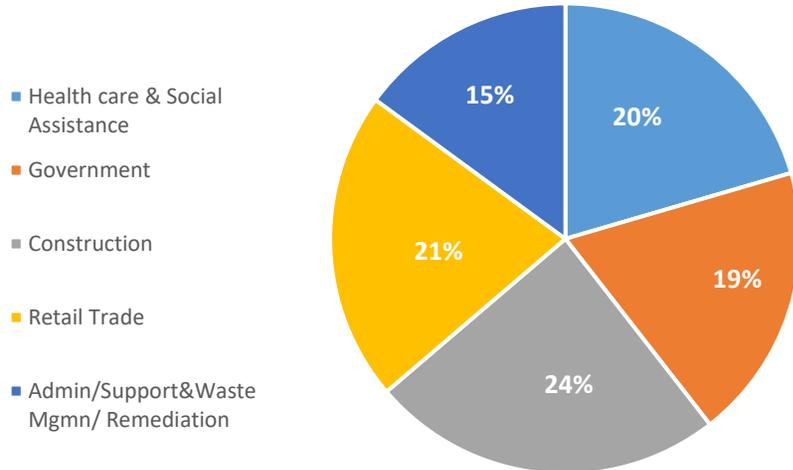
Second Saturday Escondido Arts and Culture Map: In 2022, Americans for the Arts conducted a study in 373 communities and regions across the country to document the economic and social benefits of the nation's arts and culture industry. The City's Economic Development team joined the study. A report with survey and findings was released in 2023. Noteworthy outcomes as they relate to the City include:

- The arts and culture sector generated \$1.6 million in economic activity in 2022.
- Economic activity from the Arts and culture sector supported 27 jobs, provided \$1.2 million in personal income to residents, and generated \$451,285 in tax revenue to local, state, and federal governments.

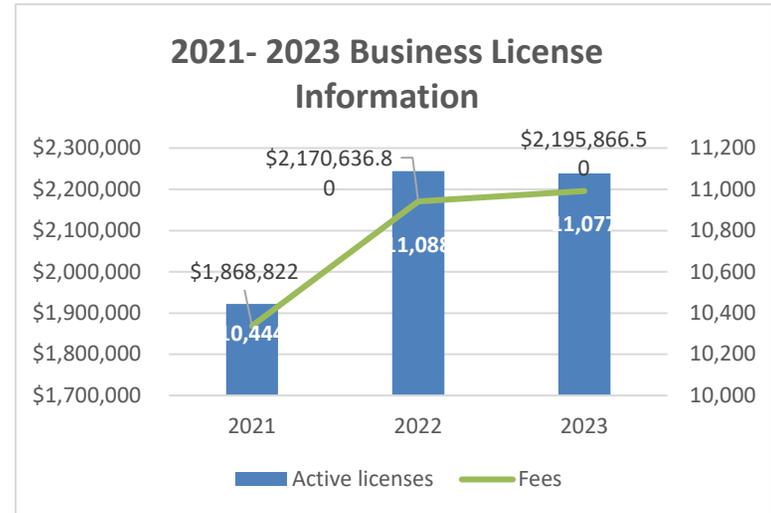
- Arts and culture event attendees spend an average of \$36.25 per person per event, beyond the cost of admission.

Entrepreneurial Efforts: In 2023, the City worked to implement programs and support efforts to increase Escondido’s median income and wage. Efforts included actively fostering entrepreneurial opportunities and facilitation of events including but not limited to, the 10th Annual San Diego Startup Week and hosting the annual Escondido Ag-Tech Hackathon.

Top 5 Employment Industries in Escondido in 2023



Small Business Façade Improvement Grants: The City established an incentive program by providing funding for the revitalization of existing older industrial and commercial areas through the Small Business Façade Improvement grant program. To date, the program has committed \$84,000 to small business for improvements.



Anticipated Implementation Actions

- Continuation of the Innovate78 initiative with new focus on the 78-Corridor’s startup ecosystem, entrepreneurship, and talent pipeline development.
- Partner with the San Diego North Economic Development Council on a regional strategy for economic inclusion.
- Explore opportunities for activation of City owned properties in the Spruce Street and Quince Street area.
- Explore tools to improve historic downtown core, including but not limited to new housing developments, retail redevelopment, and parking availability.
- Implement a communications strategy to promote business and industry news.
- Solidify industry cluster programs with key industries listed in the CEDS including agriculture and ag-tech, CleanTech, and Tourism.
- Promote available career training and career growth resources with partner organizations.

3. Public Outreach and Engagement

In FY 2022-23, the Utilities Department's Environmental Programs completed 27 presentations to approximately 601 elementary school students throughout Escondido. In addition to the well-established education program, the Education Assistant collaborated with the San Diego County Office of Education to deliver the Splash Science Lab to further educate 4th and 5th-grade students. The Splash Science Lab curriculum focuses on hands-on activities that teach students about watershed issues.

City staff attended 20 public outreach events in FY 2022-23 where staff distributed educational material and encouraged the public to ask questions regarding pollution prevention, waste management, and water conservation. Additionally, 22 local trash cleanup events were held. On average, the cleanups collected 10-20 bags of trash, weighing approximately 8-10 pounds.

City staff hosted ten workshops in partnership with the San Diego County Water Authority. Participants developed a sustainable landscape plan specific to their property that implemented what they

learned throughout the course and focused on retaining stormwater onsite.

The **Recycling Division** sponsored electronic and household hazardous waste events twice a month, reaching over 200 people per month. In partnership with Escondido Disposal, Inc. (EDI) the City of Escondido held two E-waste/Shred events. There were 996 residents who attended the events, where 13.2 tons of e-waste and 12.4 tons of paper were recovered.

In April of 2023, the **Housing and Neighborhood Services Division** conducted a total of two fair housing workshops, one in English and one in Spanish with formal partner, Legal Aid. Legal Aid also held a staff training in March of 2023 and hosted quarterly virtual webinars throughout the year.

Economic Development continued to communicate with all of the property owners on the north and south sides of Grand Avenue from Maple Street to Broadway to gather feedback and provide an update on the Grand Avenue Vision Project Phase 2.

4. Awards & Grant Funding Receive

Award	Amount	Project
Development Service Department		
Solar App++	Up to \$80,000	Online Solar Permits.
Federal Hazard Mitigation Grant	\$2.3M	Design drainage improvements to remove over 450 homes in floodplain zones.
HSIP Cycle 11	\$1.4M	Traffic Signal Safety Improvements.
Federal Earmark	\$1.4M	South Escondido Access Improvements.
Clean Mobility Options	\$100,000	Conduct a transportation needs assessment to identify transportation needs in the City.
Urban Forestry Grant	\$665,500	The project will develop an urban forestry inventory, forest growth plan, and maintenance plan for all trees and vacant tree plots.
Community Services Department		
San Diego Seniors Community Foundation Holiday Grant	\$3,000	Provide a winter wonderland event, Santa's pantry, New Year's Eve dance, holiday movies, crafts and provide a few performances.
Drowning Prevention Grant	\$3,000	Water safety training during open swim programming and equipment.
San Diego Seniors Community Foundation Empower Grant	\$12,000	Help with marketing and PR funding for growing public awareness, increase clientele, and developing long term planned giving strategy.
Police and Fire Departments		
FY 23-24 Alcoholic Beverage Control ABC-OTS Grant	\$25,000	Conduct operations related to alcohol sales to minors and enhance efforts to reduce alcohol-related

		problems in the community.
FY 22-23 Regional Realignment Response Grant	\$80,000	With reduction of prison overcrowding, funding is provided to support local law enforcement efforts to efficiently manage offenders and parole violators.
Bureau of State and Community Corrections FY 22-23 Officer Wellness and Mental Health Grant	\$94,781.16	Focus to provide and maintain officers' physical health, mental health, and related programs.
FY 23-24 State of California Citizen's Options for Public Safety Program	\$232,909	Enhancing public safety by utilizing part-time employees to perform support services that supplement front-line law enforcement.
FY 22-23 Paul Coverdell Forensic Improvement Program	\$52,446	Provide and maintain accreditation for the Escondido Police Department Crime Lab, and provide equipment to the improve the quality and timeliness of forensic science services.
FY 22 State Homeland Security Grant (shared with Fire Dept.)	\$103,872	\$43,599 for Police to purchase patrol laptops.
FY 22-23 US Department of Justice Edward Byrne Memorial Justice Assistance Grant – Local Solicitation	\$46,913	Funding to support the Escondido Police Department's Patrol Technician program, to augment the services provided by patrol officers.
FY 23-24 State of California Office of Traffic Safety Selective Traffic Enforcement Program (STEP) Grant	\$495,000	Funding to enhance traffic safety in the City of Escondido, with one full-time DUI traffic enforcement officer, traffic safety supplies, DUI checkpoints, saturation patrols, and traffic enforcement details.
FY 23-24 State of California Office of Traffic Safety Pedestrian and Bicycle Safety Program Grant	\$25,000	Funding to provide educational programs related to pedestrian and bicycle safety, bicycle helmets, educational materials and safety supplies to community members.
California Opioid Settlement Funds	\$406,995	Funding to address the problems associated with opioid addiction, to be used for prevention, intervention and education.

Assistance to Firefighters Grant FY21	29,727	Purchase of fire hose.
Assistance to Firefighters Grant FY22	104,992	Refurbishment of source capture exhaust system at 7 fire stations.
State of California Pass Through Fund	250,000	Critical infrastructure training tower refurbishment.
UASI FY 22	36,110	Firefighter training.
SHSP FY 22	60,273	Purchase of one thermal imaging camera and cover the cost to develop a Recovery Plan and Local Assistance Center (LAC) Plan.
Utilities		
Member Agency Administered Incentive Program	\$7,800	Purchase water conservation outreach materials.
Finance		
California Society of Municipal Finance Officers Operating Budget Excellence Award	--	For the FY 2022-23 Annual Operating Budget Document.
Government Finance Officers Association Distinguished Budget Presentation Award		

5. Escondido General Plan Compliance with Adopted OPR Guidelines

The Governor's Office of Planning and Research (OPR) is responsible for updating the resources for drafting and amending a general plan. OPR also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. OPR adopted General Plan Guidelines (GPG) in 2003 for use by local jurisdictions in the preparation of their general plans. The last comprehensive update to the OPR GPG was in 2017, with recent guidance released on Environmental Justice and Fire Hazard Planning in 2021 and 2022, respectively. It is important to note that the Guidelines are permissive, not mandatory.

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

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

1. Introduction.
2. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
3. Community Engagement and Outreach: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
4. Required Elements: The General Plan contains all of the required elements ([Appendix B](#)).
5. Equitable and Resilient Communities: The General Plan

complies with equitable and resilient community requirements. General Plan policies and programs generally discuss inclusive public participation, social and economic well-being, livable communities and quality of life, and responsible resource conservation. Further, the City's Climate Action Plan and forthcoming Environmental Justice chapter provide focus on social and environmental equity in communities historically marginalized by past planning practice, with goals and objectives to ensure resiliency and strive to reduce displacement.

6. Healthy Communities: The Community Protection chapter of the General Plan along with the Community Health and Services chapter meet the intent of healthy communities.
7. Economic Development and the General Plan: The General Plan includes optional elements that are either individual sections or are consolidated with other elements, including an element on Economic Prosperity.
8. Climate Change: The City's adopted Climate Action Plan was updated in 2021 and provides for adaptation and resiliency programs that aim to reduce greenhouse gas emissions while also providing for development in the face of climate change.
9. Implementation: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. CEQA: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.

6. APPENDIX A: GOVERNMENT CODE SECTION 65400

- a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
- 1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
 - 2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - A) The status of the plan and progress in its implementation.
 - B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments. The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision. The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.
 - C) The number of housing development applications received in the prior year.
 - D) The number of units included in all development applications in the prior year.
 - E) The number of units approved and disapproved in the prior year.
 - F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

- G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.
- H) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.
- I) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.
- J) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.
- K) The following information with respect to density bonuses granted in accordance with Section 65915: The number of density bonus applications received by the city or county. The number of density bonus applications approved by the city or county. Data from a sample of projects, selected by the planning agency, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.
- b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section is fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

7. APPENDIX B: GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

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

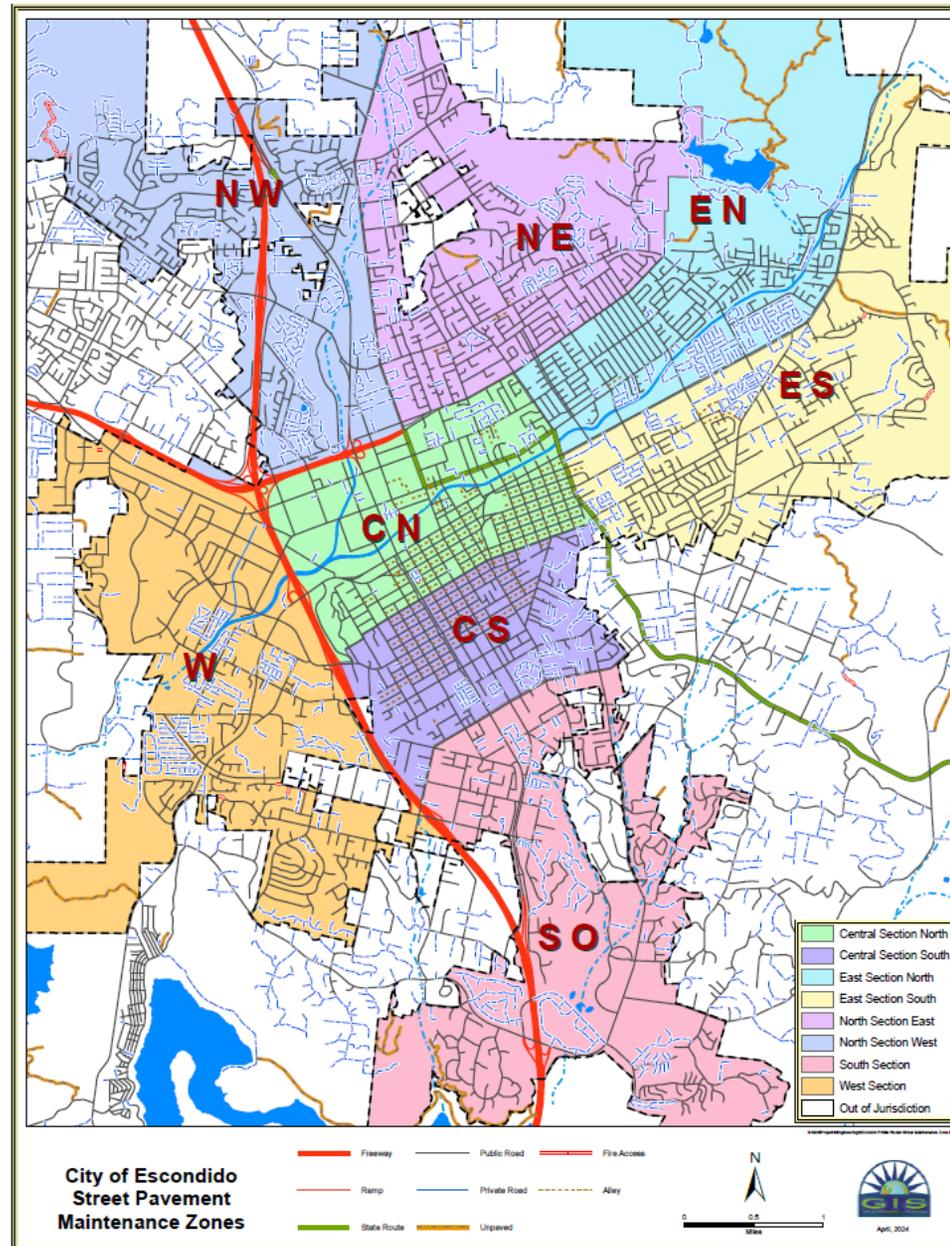
Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.
Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and ground stationary noise sources.
Housing	Housing	Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.
Optional Elements		
	Community Health and Services	Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.
	Growth Management	Develops quality of life standards and establishing public facility planning strategies.
	Economic Prosperity	Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

8. APPENDIX C: DEVELOPMENT ACTIVITY

Development Activity Dashboard:

<https://cityofescondido.maps.arcgis.com/apps/dashboards/3df9dd5f830a4db4a6dce61747906ae8>

9. APPENDIX D: CAPITAL IMPROVEMENT PROGRAM STREET MAINTENANCE ZONE MAP



10. APPENDIX E: 2023 HOUSING ELEMENT ANNUAL REPORT

The Escondido City Council received the 2023 Housing Element Annual Report (“2023 HE APR”) on May 8, 2024. The 2023 HE APR was submitted to the State Department of Housing and Community Development, the Governor’s Office of Planning and Research, and the San Diego Association of Governments on March 21, 2024.

The HE APR is prepared on a form provided by HCD. The prescribed Excel Workbook has 14 sheets that report on various Housing Element components. The 2023 HE APR can be viewed using the link below. For information on what each table within the prescribed form entails, refer to [HCD’s Housing Element Annual Progress Report Instructions](#).

Link: [City Council Housing Element Staff Report](#)

2023 Housing Element Report: [housing-element-annual-progress-report \(escondido.gov\)](#)

The Housing Element reporting period spans from 2021 through 2029. Table 5 below shows the number of permits issued by reporting year that count toward the City’s RHNA. For more information on these issued permits, refer to Table A-2 within the above linked report.

Below is the City’s overall 6th cycle RHNA progress by affordability level, as of 2023:

- Very Low Income: 5%
- Low Income: 9%
- Moderate Income: 3%
- Above Market Rate: 17%

The City has achieved approximately 11% of the City’s total RHNA for the 2021– 2029 planning period. The 11% excludes the “Projection Period” units shown in Table 5. The “Projection Period” includes the housing units that were approved, under construction, or developed with building permits issued after June 30, 2020. These units are credited toward the City’s 6th cycle RHNA, however, for purposes of reporting, Staff are solely providing information on permits approved to date. For more information regarding RHNA credits, refer to Table 50 of the City’s adopted 2021 – 2029 Housing Element.

The City’s Housing Element received certification from HCD on December 2023. Moving forward, City staff continue to work on implementation of the adopted programs for the 2021 – 2029 planning period. Table D of the Annual Report provides more information on the status of Housing Element program implementation, and can be referred to within the above linked report.

TABLE 4 – REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PROGRESS: PERMITTED UNITS ISSUED BY AFFORDABILITY

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,864		25									107	1,757
	Non-Deed Restricted		13	2	25	42								
Low	Deed Restricted	1,249		25	10								114	1,135
	Non-Deed Restricted		3	13	29	34								
Moderate	Deed Restricted	1,527											76	1,451
	Non-Deed Restricted		36	16	13	11								
Above Moderate		4,967	372	178	154	521							1,225	3,742
Total RHNA		9,607												
Total Units			424	259	231	608							1,522	8,085

11. APPENDIX F: 2023 CLIMATE ACTION PLAN ANNUAL MONITORING REPORT

Climate Action Plan Annual Monitoring Report:

<https://www.escondido.org/1106/Policy-and-Regulatory-Documents>