

# Appendix H

---

## General Plan Consistency Analysis



# The Farm in Poway

## General Plan Consistency Analysis

January 2020

As stated in the Planners Guide to Specific Plans by the Office of Planning and Research (OPR), “A Specific Plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area.” As such, Sections 65450 - 65457 of the Government Code requires that a Specific Plan be consistent with the adopted general plan of the jurisdiction within which it is located. The following provides a detailed discussion of how The Farm in Poway furthers the goals and policies of the Poway General Plan and does not obstruct their attainment. Unless otherwise stated, chapter, section, table, and exhibit references corresponded to The Farm in Poway Specific Plan.

**Goal I: It is the goal of the City of Poway to preserve Poway’s unique and desirable character as “The City in the Country” and to maintain high quality design and environmental standards in all new development and redevelopment.**

The Specific Plan allows for new low-density residential development surrounded by permanent open space areas, resulting in a rural character that is consistent with Poway’s image of “The City in the Country.” Proposed single-family lots are of similar size and density as homes that currently surround the site. The Specific Plan includes architectural, landscape, and community design guidelines based upon a modern rural design theme to ensure that all new development further expresses the design vision of a modern farming community. Architectural styles permitted by the Specific Plan Design Guidelines include those found in surrounding neighborhoods. Most of the surrounding community includes stucco siding and concrete roof tiles. The architectural styles include Farmhouse, Modern, American Traditional, California Ranch, Craftsman, Cottage, and Monterey. Please refer to Chapter 6 for more regarding architectural styles.

**A. Policy I-A – Streetscapes: Seek to develop attractive streetscapes which reflect the rural, small town character of the City.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Community Design Guidelines provided in Section 5.4 require a coordinated palette of street furniture, signs, lighting, landscaping, and pedestrian access.
- Screening such as solid walls and fencing are limited to those areas that require privacy or acoustical attenuation. Design guidelines for walls and fences provide a consistent design to create a cohesive and attractive looking streetscape. Please refer to Section 5.5.
- Street trees are required on all public and private streets within the Specific Plan area. Please refer to street sections in Chapter 4 and the Landscape Concept Plan and Plant Palettes provided in Section 5.3
- An entry statement, including landscaping and a monument signs displaying the community name and relevant information, is located at the Primary Entry to the Specific Plan area. Please refer to Section 5.1.2.
- All new utilities within the Specific Plan boundaries are required to be located underground. Please refer to Section 3.9.(3)
- A Community Association is required, which will administer Covenant, Conditions and Restrictions (CC&Rs) that require appropriate use and maintenance of lot areas that are visible from off-site to protect and enhance the character and image of the City. Please refer to Section 8.2.2.

- Signs are required to conform to the requirements of the City’s Comprehensive Sign Regulations. Please refer to Section 3.1 I.
- Design and placement of signs will consider visibility, location, sight distance and driver and pedestrian safety in conformance with the Poway Municipal Code (PMC). Please refer to Section 3.1 I, which requires conformance with the PMC.

**B. Policy I-B - Subdivision Design: Subdivisions should be designed to ensure that future land development supports the goals of the General Plan.**

The Specific Plan incorporates the following strategies to implement this policy:

- The proposed Specific Plan allows for new development that is of similar density and design as surrounding, existing development. Neighboring development consists of attached condominiums and single-family lots of approximately 12,000 SF in size. Please refer to Section 3.3, which describes the various lot sizes permitted, ranging from attached twin homes to 12,000 SF single-family lots.
- Large buffers designated as Open Space - Conservation (OS-C) between new and existing development are designed to minimize conflicts between new uses and existing single-family homes adjacent to the site. Please refer Exhibit 3.1 for the arrangement of land uses and Section 3.2 for a description of the OS-C land use designation.
- Residential lots have been clustered together and uniquely designed to support the preservation of large open space areas on the site. Clustering allows for the creation of significant development buffers and setbacks, view corridors through the site, and other open space areas that work together to create a unique rural conservation community that supports the vision of Poway as the “City in the Country.” Please refer to Exhibit 2.1, Illustrative Site Plan.
- An entry statement (Please see section 5.1.2 for Entry Statement Design) and specially designed walls or glass panels have been provided along Espola Road to enhance the scenic corridor (Please see Section 5.5 for Wall Design). This scenic corridor also includes an easement with landscaping and a meandering multi-use trail. Beyond the scenic easement, development is clustered to create open space view corridors through the site to support the General Plan’s goals of maintaining Espola Road as a Scenic Corridor. Please refer to Section 4.1.1 for a more detailed description of Espola Road and the adjacent easement.
- Due to the site’s previous use as a golf course, existing natural resources on the site are limited to mature trees and isolated wetlands. As described in Section 7.1.2 and the EIR, loss of wetlands will be mitigated. No sensitive plant or wildlife species were identified within the project area as part of the biologic survey; however existing trees provide habitat for nesting birds, including raptors. As described in Section 2.3, many of the existing trees on-site are in poor health or represent a safety hazard. Removal of trees and other

construction activities will be limited to avoid potential impacts to active nests pursuant to mitigation in the EIR for the project. New trees will be planted, thereby replacing opportunities for birds to resume nesting. New trees will be healthy and properly maintained to reduce safety risks.

- Trails have been provided throughout the Specific Plan area. Please refer to Section 4.2.
- Lots designated as open space are required to be deed restricted to preserve them as open space in perpetuity. Furthermore, the Specific Plan prohibits any future subdivisions or intensity in uses within the Specific Plan area. Please refer to Section 8.2.2.

**C. Policy I-C – Site Design: Attractive, efficient site design shall be required of all development.**

The Specific Plan incorporates the following strategies to implement this policy:

- The land use plan has been designed to carefully consider the privacy and functional compatibility with adjoining parcels by providing significant open space between new and existing development. Please refer to Exhibit 3.1.
- Design guidelines for non-residential buildings encourage the incorporation of outdoor public spaces for community gathering. Please refer to Section 6.1.1.(4). Outdoor performance space is permitted to provide entertainment and attractions. Please refer to Table 3.2.
- Non-residential buildings are encouraged to consider solar and wind exposure in building orientation and window placement to promote passive solar heating and cooling. Please refer to Section 6.1.1.(1)
- Unfortunately, many of the existing trees on-site are seriously in decline or are in dangerous condition. Six oak trees, planted by the golf course, exist on-site. Three will be removed and three will be saved. Of the three to be removed, only two are in good health. New trees will be planted in accordance with the Specific Plan's landscaping requirements and pursuant to mitigation as specified in the EIR. Please refer to the EIR.
- Design guidelines include consideration for building placement and design to encourage pedestrian friendly streetscapes. These guidelines include articulation in building facades, window and door placement, entry design, and more. Please refer to Chapter 6.
- Development standards require unattractive auxiliary structures, trash enclosures, utility boxes, loading areas, and storage areas be located or screened to the extent feasible to minimize their visual impact on public roadways, private streets, and pedestrian spaces. Please refer to Sections 3.9 and 3.10.

- Design guidelines for mailboxes include placement consideration to promote accessibility and avoid conflicts with sidewalks. Please refer to Section 3.9.(8)
- Parking standards allow for shared parking and are designed to minimize excessive paving. Please refer to Section 3.5.3.
- Walkways, landscaping, buildings, and driveways are required to consider line-of sight for both pedestrians and vehicles pursuant to the PMC. Please refer to Section 3.8.(4)
- Design guidelines for new single-family homes discourage similar building design by requiring varying articulation, styles and colors visible from open space area, private streets, or other pedestrian spaces. Please refer to design guidelines in Chapter 2. Furthermore, homes are clustered to break up development areas and create swaths of open space as illustrated in Exhibit 3.1: Land Use Plan.
- Setback requirements for each district ensures that each home has adequate solar access and private open space directly adjacent to the home for residents' exclusive use. Please refer to Section 3.3.2.
- Recreational vehicle parking is prohibited throughout the Specific Plan area to maintain aesthetic standards. Recreational vehicle parking will also be prohibited by the Covenant, Conditions and Restrictions (CC&Rs) for the community. Please refer to Section 3.5.

**D. Policy I-D – Grading: Necessary grading should be done so as to minimize the disturbance to the site and the environmental and aesthetic impacts.**

The Specific Plan incorporates the following strategies to implement this policy:

- Grading has been limited to that required for building pads, detention basins, and recreational uses, street, parking areas, and driveways. Adjacency to existing single-family properties has also been carefully considered to maintain the privacy of existing residents. Please refer to Section 7.1 for the Grading Concept.
- All exposed graded slope will be revegetated with plant materials as required by PMC. Please refer to Section 7.1 and PMC Section 16.48.040.
- The phasing plan has been designed to consider grading and other improvements in a logical order to minimize the visual, noise, and construction traffic impacts to neighboring properties. Please refer to Exhibit 8.1.
- In accordance with the PMC, topsoil removed during grading, that is suitable for reuse, will be retained and replaced on landscaped areas to minimize grading and removal of topsoil from other locations. Please refer to Section 7.1 and PMC Section 16.50.240.

- In accordance with the PMC, an erosion control plan will be provided as part of the SWPPP during final engineering that includes long-term erosion strategies such as vegetation replanting and the installation of proper drainage control devices where necessary. Please refer to Section 7.1 and PMC Section 16.50.170
- Low-impact development strategies have been implemented as appropriate to the site's soil conditions. This includes the creation of water quality hydromodification basins at key locations to collect and treat stormwater prior to release into the storm drain system. Please refer to Section 7.1.

**E. Policy I-E – Interior Circulation and Parking: Adequate, safe, and efficient on-site circulation and parking areas should be provided for vehicles, which do not conflict with pedestrian areas or visually dominate the appearance of development.**

The Specific Plan incorporates the following strategies to implement this policy:

- Design Guidelines encourage the use of decorative paving in motor courts, pedestrian areas, crosswalks, and similar spaces to delineate shared pedestrian-vehicle areas, direct traffic flow, promote traffic calming, and provide visual relief from large areas of asphalt. Please refer to Section 6.2.5.
- Parking standards provide for a minimum of two garage parking spaces for each home. Recreational Vehicle parking is prohibited throughout the Specific Plan area and will be prohibited by the community's CC&Rs to preserve the aesthetic qualities of the Specific Plan area. Please refer to Section 3.5.2.
- Design Guidelines for parking areas require grading and design to allow stormwater and surface water to drain such that water will not be concentrated across sidewalks.
- Parking lot design guidelines provided in the Specific Plan require the consideration of both vehicular and pedestrian safety in the design of access, routes, and markings.
- Designated bicycle parking is required in accordance with CalGreen. Designated motorcycle parking is required. Please refer to Section 3.5.3.

**F. Policy I-F – Architecture: The design of buildings should be aesthetically pleasing and consistent with the City's desire to retain Poway's small town character and image.**

The Specific Plan incorporates the following strategies to implement this policy:

- Architectural design guidelines in the Specific Plan reflect a modern rural design theme that is compatible with the City's small-town character and image. Please refer to Chapter 6.



- Development standards limit all buildings to a maximum height of two stories or 35 feet, whichever is less. Exceptions are permitted for architectural projections or thematic structures such as towers, silos, windmills, or similar design features that reinforce the modern rural design theme. Please refer to Development standards for each land use in Chapter 3.
- Architectural design guidelines include specifications for the type and application of materials and colors appropriate to the permitted architectural styles. Styles were selected based upon compatibility with the modern rural design theme. Please refer to Section 6.1.6 and 6.2.10, and Tables 6.1 through 6.7.
- Color schemes within the Specific Plan area are required to reflect the architectural style and modern rural character of the community. Please refer to Section 6.1.6, 6.2.10, and Tables 6.1 through 6.7.
- Architectural design guidelines include consideration for roof design including pitch, form, and materials as appropriate to architectural style. Please refer to Section 6.1.2 and 6.2.4 and Tables 6.1 through 6.7.
- Articulation in wall planes is specified by the massing requirements provided in the architectural design guidelines and can include architectural projections and details that provide massing relief and pedestrian scale. Please refer to Section 6.1.1 and 6.2.3. Residential second story floor areas have been limited in relationship to first story floor areas to minimize massing and encourage pedestrian scale. Please refer to Second Floor Area Limits in Section 3.3.
- Architectural design guidelines for residential uses require a minimum combination of floor plans, elevation styles, and color schemes to promote and achieve housing variety and the objective of simulating custom home development. Furthermore, the range of lot types and sizes is consistent with custom home development. Please refer to Section 6.2.2.
- Architectural design guidelines pertaining to roofs emphasize the importance of providing a variety of ridge heights, forms, and pitches to create a changing profile along the streetscape. Please refer to Sections 6.1.2 and 6.2.4.
- Development Standards for fire require that each building provide an address number that is readily visible. Please refer to Section 3.12.19.
- Accessory uses and buildings are required to be screened and/or designed to be compatible with the primary structure so that they do not detract from the desired visual character of the Specific Plan area. Please refer to Section 3.3.1.G.

**G. Policy I-G – Landscaping: Appropriate and well-maintained landscaping should be used to enhance the appearance of development and to modify climatic conditions on-site.**

The Specific Plan incorporates the following strategies to implement this policy:

- The CC&Rs for the community will require that all landscape areas be regularly maintained in a neat, healthy, and thriving condition free of weeds, trash, and debris. Furthermore, the establishment of a Community Association will ensure that common areas meet these same standards. Please refer to Section 3.6.(1).
- With the exception of agricultural uses, the palette of plants approved for use in the Specific Plan area include drought-tolerant species. Landscape design guidelines also include a variety of water consideration strategies such as mulching.
- Development standards require front and street side setbacks to be landscaped. Parking lots 5,000 square feet and larger are also required to have 10 percent of the paved area landscaped.. Please refer to Section 3.6.
- Accent paving and hardscape elements such as boulders, dry stream beds, patterned concrete, pavers, and similar are encouraged and the predominate landscape elements will consist of trees, shrubs and ground cover. Please refer to Section 3.6.
- Street tree requirements are designed to ensure trees are located to shade the pedestrian travel area but not interfere with pedestrian movement. Trees adjacent to sidewalks include species with high crowns and will be trimmed periodically as part of the maintenance plan to leave a minimum walking area at least seven feet in height above sidewalks and other walkways. Please refer to Section 5.3.
- A variety of landscaping practices such as mulching and reuse of topsoil are required within the Specific Plan area through mandatory compliance with the City’s Grading Standards and Landscape Efficiency Standards as found in the PMC. Such practices promote water conservation, minimize evapotranspiration, and promote carbon sequestration. These strategies have the potential to modify climactic conditions by minimizing energy consumption related to irrigation and creating carbon sinks that reduce the amount of greenhouse gases in the atmosphere. Please refer to Section 3.6, Section 7.1, and the PMC.

**H. Policy I-H – Walls and Fencing: Walls and fencing should be provided where necessary to ensure privacy or provide noise attenuation.**

The Specific Plan incorporates the following strategies to implement this policy:

- Fencing standards in the Specific Plan require solid wood or decorative block fencing to enclose the side and rear of single-family homes. Please refer to Sections 3.8 and 5.2.

- Slump block masonry walls or glass panels for views and attenuation are required along Espola Road and will be setback a minimum of 50 feet from the Espola Road Right of way. Masonry walls will be screened by landscaping and a meandering multi-use trail will be provided within the setback area. Any wall or fence enclosing rear and side yards of dwellings is required to be a minimum of six feet. A wall up to eight feet may be allowed by the Director of Development when necessary for noise attenuation. Please refer to Sections 3.8.

**I. Policy I-1 – Lighting: Lighting should provide for public convenience and safety but not conflict with the rural nature of the community.**

The Specific Plan incorporates the following strategies to implement this policy:

- Minimal lighting is proposed in the Specific Plan for the safety and comfort of pedestrians and drivers. Lighting standards are consistent with "Dark Sky" policies to the extent feasible. Please refer to Section 3.7.
- All lighting in the Specific Plan area is required to be shielded and directed so as not to shine on adjoining properties. Please refer to Section 3.7.
- Architectural design guidelines specify style-appropriate lighting and consideration for how to best integrate lighting into the design of the building. Please refer to Sections 6.1.7 and 6.2.9.
- The Specific Plan recommends that lighting be provided to adequately illuminate building entrances, access areas, parking areas, walkways, and stairways. Please refer to Sections 6.1.7 and 6.2.9.
- Design guidelines encourage lighting strategies that integrate lighting for home security into the overall residential lighting design such that it minimizes the amount of lighting required and does not adversely affect adjacent properties. Please refer to Sections 6.1.7 and 6.2.9.

**Goal II: It is the goal of the City of Poway to provide for an orderly balance of both public and private land uses in convenient and compatible location throughout the city to ensure that all such uses serve to protect and enhance the environment, character and image of the city.**

The Specific Plan allows for the redevelopment of a vacated private golf course that was previously open to public. Although the golf course is no longer operating or available to provide recreational opportunities, several other golf courses, such as Maderas, are located within a three-mile radius and are adequate to fulfill demand for golfing.

The Specific Plan allows for a variety of recreational opportunities including trails for walking, biking, and horseback riding; a swim and racquet club; community gardens; a tot lot; and more. These uses replace the recreational opportunities previously available on-site. Although these uses will remain privately owned and maintained, many will be open to and available for public use through public access easements or as otherwise described in the Chapter 8.

**A. Policy II-A – Certainty: The City shall strive to provide certainty in implementation of the General Plan.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan was processed concurrently with a General Plan Amendment, Zone Change, Tentative Subdivision Map, Conditional Use Permit and Development Plan, which are all subject to approval of an ordinance adopted by voters of the City as a special or general election (Proposition FF).
- The Specific Plan uses clustering as a strategy to preserve significant amounts of open space on the site and maintain an overall low density consistent with surrounding residential neighborhoods. Please refer to Chapter 3.

**B. Policy II-B – Distribution of Land Uses: Land uses should be distributed so as to encourage in-fill development within the built-up parts of the City, protect the integrity of existing land uses and densities and preserve the open space and rural nature of Poway.**

The Specific Plan incorporates the following strategies to implement this policy:

- The land uses and densities proposed by the Specific Plan are consistent with a modern rural lifestyle and image. The land use plan is designed to preserve significant amounts of open space and accommodate the development of low density residential land uses, resulting in a community that is primarily rural in character. Please refer to Chapter 3.

- Large areas of open space will remain open and unfenced. Please refer to Exhibit 5.5.
- The Specific Plan includes a range of lot sizes similar to those in the surrounding residential neighborhoods. Many of the proposed lot sizes are consistent with those typically devoted to large-lot custom homes. Development standards limit floor areas and design guidelines and specify high-quality architecture analogous to what is found in custom home communities. Please refer to Chapter 3.
- Recreational uses permitted by the Specific Plan are consistent with those found in modern rural areas. Development standards and land uses within the Specific Plan have been crafted to consider the health, safety and welfare of users and surrounding residents. Most uses permitted in the Recreational OS-R are already permitted under the existing OS-R zoning designation. Please refer to Chapter 3.
- Non-residential uses have been generally limited to areas with natural slopes of 10 percent or less and have been graded to accommodate the proposed use. Please refer to Section 7.1.
- Land uses as proposed by the Specific Plan consider the health safety, and welfare of the community in regard to natural hazards. The majority of development proposed is located outside of the Very High Fire Hazard Severity Zone (VHFHSZ) and more restrictive development standards are provided for the limited uses that do occur within this VHFHSZ. Furthermore, architectural, site planning, and landscaping standards all consider natural hazards. Please refer to Exhibit 7.5, Section 3.3.2.D, and Section 3.12.
- The proposed project is an infill project that is bounded by residential development of similar densities on all sides. Please refer to Exhibit 2.2.
- The semi-public recreational uses are compatible with the surrounding residential uses and support walkability and wellness to new and existing residents. The proposed architectural styles are also complementary to the surrounding neighborhoods, which consist of an eclectic mix of architectural styles ranging from Mediterranean, Traditional, Arts and Crafts, and Contemporary vernaculars. Please refer to Chapter 6.
- Open space land use buffers, noise standards, and other development and performance standards have been crafted to minimize potential impacts to surrounding neighbors. Please refer to Chapter 3.
- The Specific Plan addresses projected demands for all public utilities and services including fire, police, emergency services, schools, and more. Please refer to Chapter 7.
- The Specific Plan area is located outside of the 100-year floodplain and floodway.

**C. Policy II-C – Land Use and Transportation: Ensure that the City’s transportation system does not become overburdened.**

The Specific Plan incorporates the following strategies to implement this policy:

- Traffic impacts associated with development proposed by the Specific Plan will result in minor negative impacts that will be mitigated to improve traffic flow and circulation. Please refer to the Traffic Impact Analysis for the project.
- The Specific Plan provides ample recreational space including parks, a tot-lot, and more to serve the number of homes proposed. Furthermore, the Specific Plan provides trail and sidewalks throughout the Specific Plan area, thereby encouraging pedestrian travel to recreational facilities. Please refer to Chapter 5. In particular, please refer to Section 5.2.

**D. Policy II-D – Public Service Constraints: The land use pattern and population should be consistent with the capability of existing and planned public services and facilities.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan addresses the estimated number of new students generated and identifies the capacity of existing school to provide adequate educational services and facilities for new students. Please refer to Section 7.7.
- The Specific Plan addresses projected demands for all public utilities, such as sewer and water, as well as all public services including fire, police, emergency services, solid waste, parks, and more. Please refer to Chapter 7. Adequate services are available or will be made available through proposed project improvements (on-site and off-site) and/or through the payment of fees to provide necessary services.
- The Specific Plan includes a range of water conservation strategies including native and drought tolerant landscaping, mulching, and other landscaping practices and compliance with current landscaping and California Building Code requirements designed to conserve water. Please refer to Section 7.2.

**Goal III. It is the goal of the City of Poway to enhance the well-being of Poway residents by providing opportunities for relaxation, rest, activity, and education through a well-balanced system of private and public facilities distributed to serve the entire community.**

The Specific Plan allows for a robust program of social, recreational, and educational amenities to support new and existing residents of Poway. Social and educational uses include an Event Barn, education center, community gardens, and more. Recreational uses include trails for walking and biking, a swim and racquet club, community gardens, a tot lot, and more. These uses replace the recreational uses previously available on-site and provide opportunities for relaxation, rest, activity, and education. Although these uses will remain privately owned and maintained, many will be open to and available for public use through public access easements or otherwise.

**A. Policy III-A – Parks: A diversified, comprehensive park system should be provided for the residents of Poway utilizing adopted standards, contemporary concepts, and planning strategies.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan provides ample private recreational facilities open to the public to serve the number of homes permitted within the area and the surrounding area. These facilities are enough to fulfill the parkland need pursuant to Quimby Act. Please refer to section 5.2. Although these facilities will be privately owned and maintained, many will be available for public use. This arrangement is beneficial because it fulfills park demand with no fiscal impacts to the City of Poway.
- Recreational facilities are distributed throughout the Specific Plan area, resulting in a recreational use within a one-half mile radius of every home. Please refer to Exhibit 5.1.
- The Specific Plan area is located near Valle Verde Park and two elementary schools, which offer playing fields and courts that can potentially serve the organized sports needs of residents. Please refer to Exhibit 2.2.
- Recreational facilities proposed by the Specific Plan will serve the day- to-day needs of Specific Plan area residents and the surrounding area including a tot-lot, trails, open turf areas, and other outdoor spaces where local residents can enjoy the outdoors in a safe and refreshing environment. Please refer to Chapter 5.
- Recreation areas within the Specific Plan area will include drought tolerant plants and other water conservation landscaping strategies in conformance with City requirements. Please refer to Section 3.6 and 5.3.

**B. Policy III-B – Recreation Facilities: The City shall seek to provide a wide range of facilities which address the recreational needs of all ages in the community.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan permits a range of recreational uses that accommodate the needs of all ages in the community including a tot-lot, tennis, swimming, pickle ball, community gardens, hiking, biking and equestrian trails and more. Please refer to Table 3.2 for Permissible Open Space Uses.

**C. Policy III-C - Private Recreational Facilities: The City encourages the development of private recreational facilities to fulfill a portion of the City's recreational needs.**

The Specific Plan incorporates the following strategies to implement this policy:

- Table 5.3 provides a summary of the private facilities within the Specific Plan area, which exceed the parkland requirement of 5 acres per 1000 population. Furthermore, many facilities, although privately owned and maintained, will be open for public use. Please refer to Section 5.2.
- Private recreational facilities will be maintained by a Community Association and shall be subject to the community's CC&Rs. Please refer to Section 8.2.2.
- Deed restrictions on parcels designated as OS-C and OS-R will ensure these parcels remain available in perpetuity except as otherwise allowed by another vote of the people (Proposition FF). Please refer to 8.2.2.

**D. Policy III-D – Cultural and Educational Facilities: The City shall seek to provide adequate facilities to address the cultural and educational needs of the community.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan allows for the development of a small amphitheater within the OS-R land use district to encourage cultural arts. In addition, an educational center is envisioned that focuses on conservation and sustainability including a butterfly vivarium. Agrifields and the community gardens offer educational opportunities for cooking demonstrations, learning how to garden and grow healthy food at home, and more. Please refer to Table 3.2 for Permissible Open Space Uses and Section 5.1 for a description of anticipated amenities.



- The Event Barn also offers space for art exhibitions and other community and cultural events. Please refer to Section 5.1.3.
- Art and Craft fairs are a permitted use within the Specific Plan area.

**E. Policy III-E – Public Meeting Space: The City shall provide meeting space for both public and private purposes consistent with approved policies and legal constraints.**

The Specific Plan incorporates the following strategies to implement this policy:

- Although this policy is not applicable to the Specific Plan, public meeting space will be provided in the Event Barn, which may be available for rent. Please refer to Section 5.1.3.

**F. Policy III-F – Special Events: Special events should be provided which are designed to attract general as well as special interest groups and which highlight the leisure experience of the participants.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Event Barn and amphitheater spaces envisioned by the Specific Plan offer venues for special events. Please refer to Section 5.1.3 and 5.1.6.
- Special Events are a permitted use within the Specific Plan area. Please refer to Table 3.2 for Permissible Open Space Uses.

**G. Policy III-G – Disabled Services: The City shall seek to develop avenues for residents with special needs to participate in a variety of recreational programs and activities.**

The Specific Plan incorporates the following strategies to implement this policy:

- All development within the Specific Plan area is required to comply with all current accessibility requirements.

**H. Policy III-H – Fiscal Impact: All public facilities should be adequately staffed and maintained.**

The Specific Plan incorporates the following strategies to implement this policy:

- The provision of private recreational amenities to fulfill the needs of residents within and adjacent to the Specific Plan area minimizes the City’s fiscal impacts of providing similar recreational facilities. Development, maintenance and staffing of facilities within the Specific Plan area will be the responsibility of the business owners, the developer, and/or the Community Association.

**Goal IV. It is the goal of the City of Poway to preserve its natural scenic and cultural resources for the future benefit and enjoyment of its residents and to protect biological and ecological diversity.**

The Specific Plan requires approximately 55.72 acres of Conservation Open Space, which will be permanently preserved to maintain the scenic qualities of the site and the surrounding area. View corridors have been designated through the site to maintain views to distant mountains and a 50-foot setback along the majority of the Espola Road project frontage is designed to maintain this corridor as a scenic resource. Two sensitive vegetation communities, freshwater marsh and open water, occur within the Specific Plan area. Any impacted wetland areas will be mitigated. The site lacks connectivity to other habitat areas and no sensitive plant or wildlife specific occur on-site. Many existing trees on-site throughout are non-native, in poor health or present a safety hazard and most will be removed. Preconstruction surveys will be conducted to determine the presence or absence of breeding birds to mitigate impacts to nesting birds or their eggs, chicks or nests. Any healthy native trees that will be removed will be replaced at a ratio of four-to-one. New trees will provide opportunities for nesting birds. The Specific Plan encourages conservation through green building and low impact development practices and by permitting community gardens and educational uses that support conservation through recycling, native and drought tolerant landscaping, access to locally grown food, ecological education, and more.

**A. Policy IV-A – Scenic Areas: Scenic areas, prominent vistas and open space areas that typify Poway’s rural history and image should be preserved and protected through appropriate land use policies.**

The Specific Plan incorporates the following strategies to implement this policy:

- The General Plan designated Espola Road as a Scenic Corridor. The Specific Plan preserves this scenic corridor by designating a scenic easement that includes a setback along Espola Road. The setback includes landscaping and a meandering multi-use trail. Beyond the setback line, a decorative masonry wall or glass panels separate the easement and adjacent open space areas from new homes that have been clustered to preserve open space view corridor through the site. These view corridors maintain Espola Road’s rural character and affords drivers views through the site and toward distant mountains located beyond the Specific Plan area. Please refer to Section 4.1.1.

**B. Policy IV-B – Waterways: The natural character of creeks and channels should be maintained or restored to the greatest extent possible with consideration for maintaining adequate flood protection.**

The Specific Plan incorporates the following strategies to implement this policy:

- No natural creeks or channels exist on-site. The grading and drainage plan have been designed to collect and treat stormwater such that flows from the site will not result in flooding within the Specific Plan area or downstream in accordance with local and regional requirements. Please refer to Section 7.1.

**C. Policy IV-C – Biological Resources: Wildlife and natural plants are a valuable natural resource and should be preserved and protected.**

The Specific Plan incorporates the following strategies to implement this policy:

- No sensitive plant or wildlife species exist on-site. Two sensitive vegetation communities, open water and freshwater marsh, occur on-site. The site is isolated, has poor connectivity to other natural open space, and does not include any wildlife corridors. Any existing native tree species will be preserved to the extent possible; however, many trees on-site are non-native, in poor condition or present a safety hazard. Native trees that will be removed will be replaced at a ratio of four-to-one. A preconstruction survey is required to determine the presence or absence of breeding birds, including raptors, to ensure no impacts occur to nesting birds or their eggs, chicks or nests. Please refer to Section 2.3 and the EIR for the project.
- Although the site does not currently include any sensitive plant or wildlife species, the Specific Plan allows for and encourages the establishment of gardens and educational facilities that promote ecological conservation. Community gardens, a butterfly garden, and other specialty gardens provide habitat for local butterflies, birds, and other small wildlife. Open space areas may also be planted with native plant species or used for the horticultural production of flowers and native plant species that can be sold to nurseries for restoration projects located elsewhere in the County. These gardens and educational facilities also support a conservation lifestyle by promoting recycling, the purchase of local and sustainable food and products, organic or biodynamic gardening, and other sustainable practices that can be implemented by individual homeowners on a regular basis. Please refer to section 5.1.7.

**D. Policy IV-D – Archaeological Sites: Archaeological resources are an important part of our heritage and should be preserved and protected.**

The Specific Plan incorporates the following strategies to implement this policy:

- Two cultural resources were found during a field survey that consist of bedrock milling features. Monitoring of grading will be required to mitigate any potential impacts if these resources are determined to be significant. Please refer to the EIR for the project.

**E. Policy IV-E – Historical Sites: The historical structures which remain in Poway contribute significantly to the rural small town character of the community and should be preserved.**

The Specific Plan incorporates the following strategies to implement this policy:

- No historic resources exist on-site. Please refer to the EIR for the project.

**Goal V. It is the goal of the City of Poway to achieve a climate for economic growth and stability which will attract high quality commercial and industrial development to serve the employment, shopping, recreation and service needs of Poway residents and will provide a healthy and diverse economic base for the community.**

The existing site consist of a vacant and abandoned golf course, with overgrown vegetation and dilapidated buildings, that has been fenced off to prevent trespassing. The condition of the property constitutes blight that can have a visual and economic impact on the surrounding neighborhood and the City of Poway. Redevelopment of the site will restore the site's economic and visual viability, thereby increasing the economic value and scenic qualities of the surrounding neighborhood. Furthermore, the Specific Plan allows for limited commercial recreational uses that are compatible with the surrounding community and new residential development will provide for the necessary financing and maintenance entity to ensure the long-term maintenance of the proposed open space areas designated by the Specific Plan's Land Use Plan.

**A. Policy V-A – Commercial: It is desirable to have a mix of activity in the community representing a wide range of sizes, products, and ownerships.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan allows for a range of uses that are consistent with the size, scale, and location of the project within the City. Due to the residential character of the surrounding area, uses are limited to preserve the privacy and quality of life for existing residents. Non-residential uses are designed to replace the recreational and social opportunities once offered by the golf course. Such uses include a swim and tennis club, event barn, and small restaurant or café. The scale and design of these uses reflects the modern rural design character intended by the Specific Plan while offering space for community gatherings, events, and activities that are compatible with this area of the City.

**B. Policy V-B – Manufacturing: Strive to achieve a healthy manufacturing Sector.**

The Specific Plan incorporates the following strategies to implement this policy:

- Manufacturing is incompatible with the surrounding residential uses and is therefore not proposed as part of this Specific Plan. Please refer to Chapter 3.

**Goal VI. It is the goal of the City of Poway to provide a safe, realistic, efficient, and integrated transportation system to serve the present and future mobility needs of all residents of Poway.**

**A. Policy VI-A – Streets: An efficient system of streets, which together with appropriate Traffic Demand Management and Traffic Systems Management techniques will allow vehicular traffic to maintain Level of Service C or higher, should be designed and constricted, Roads should be designed to meet the needs of the residents of the community without detracting from the rural setting of Poway.**

The Specific Plan incorporates the following strategies to implement this policy:

- The financing of all on-site and off-site improvements made necessary by development proposed by this Specific Plan will be borne by the developer of the project. Please refer to Section 8.2.
- A Traffic Impact Analysis was prepared as part of the Specific Plan process to determine necessary upgrades to all on- and off-site roadways. Please refer to the Traffic Impact Analysis for the project.
- The road network proposed by the Specific Plan is based on a graduated road classification system. Internal roadways consist of private streets sized to accommodate the anticipated levels of residential traffic. All roadways outside of the Specific Plan area comply with the General Plan Transportation Element. Please refer to Chapter 4.
- The design the Specific Plan's road network optimizes safe traffic flow along Espola Road by abandoning the golf course's main entry and creating a new entry into the project area that aligns directly with Martincoit Road. This existing signalized intersection will be upgraded to include improved signal timing, new turn lanes, and new striping that optimizing pedestrian crossing and efficient traffic flow. Please refer to sections 4.1.1 and 4.1.2.
- The Community Association will maintain private streets. Please refer to Section 8.2.
- The street system has been designed to discourage non-local traffic. Meandering, narrow streets and limited access points make travel through the Specific Plan area less efficient than traveling along designated arterials outside of the Specific Plan area. Furthermore, secondary access points from adjacent residential streets are located in less convenient locations to encourage visitors to the Specific Plan area to use the main entrance on Espola Road rather than entering through existing residential street, thereby minimizing impacts to existing neighbors. Please refer to Chapter 4.

**B. Policy VI-B – Scenic Roadways: Continue to identify, designate, and preserve local scenic roadways.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan establishes an open space easement of 50 feet from the ultimate right-of-way line of Espola Road. This easement will include rustic landscaping with drought tolerant plants and will follow water conservation principles to enhance the scenic roadway area. Please refer to Section 4.1.1 and Section 5.1.1.
- New Residential Development adjacent to Espola Road will have a decorative solid wall or glass panels and landscaping to enhance the scenic quality of the area. Please refer to Sections 4.1.1, 5.1.1, and 5.5.
- Walls along Espola Road will be limited to private residential yards and non-residential spaces that require sound attenuation. Parking lots along Espola Road will be screened with berms and/or landscaping. Please refer to Exhibit 5.6.

**C. Policy VI-C – Public Transit: The use of public transit as a viable alternative to the automobile should be encouraged.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan preserves and improves the existing transit stop along Espola Road. Please refer to Section 4.6.

**D. Policy VI-D – Bicycles: The use of bicycles for transportation and recreation is strongly encouraged.**

The Specific Plan incorporates the following strategies to implement this policy:

- Low speed streets within the Specific Plan are designed to function as sharrows that allow mixed vehicular and bicycle travel. Bike lanes and a multi-use trail along Espola Road provide connections to the local bikeway system. Multi-use natural trails throughout the community accommodate mountain bikes. Please refer to Section 4.2 and 4.4.
- The Specific Plan includes bicycle parking requirements for all uses in accordance with CalGreen. Please refer to section 3.5.3 (5).
- A bike station, which provides water, air, and tools for basic bicycles repairs, will be provided at the Club to support and encourage bicycle use. Please see Section 4.4.

**E. Policy VI-E – Trails: An inter-linking network of trails that connect park, residential, commercial and government areas with each other and which form part of the regional trail network should be provided.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan includes an extensive trail system that provides connections to nearby existing trails. Trails within the Specific Plan area accommodate pedestrians, equestrians, and bicyclists. Please see Section 4.2.
- Trails will be open for public use. Please see Section 4.2.
- The trail system uses existing maintenance utility corridors and rights-of-way that pass through the Specific Plan area as part of the trail system. Please see Section 4.2.
- Most trails will consist of naturalized materials to maintain the rural character of the area. Naturalized trails are often preferred by most users. Please see Section 4.2.

**F. Policy VI-F - Pedestrian Routes: A system of sidewalks, rural walkways, and pathways should be crated to promote the safe and efficient movement of pedestrian travel throughout the City.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan includes an extensive system of trails and sidewalks that provide connections to nearby existing trails and sidewalks to provide efficient, short, and safe connections between neighborhoods, schools, and the existing transit stop at Espola Road. Please see Section 4.2.
- Every private street within the Specific Plan area includes sidewalk on one side of the street. The sidewalk is separate from the road by a planter area. Espola Road includes a sidewalk and a meandering multi-use trail with landscaping on either side pf the trail. Please see Section 4.2.
- Connection between the internal trail system and Espola Road are provided at the Espola Road intersection with Martincoit Road as well as at either edge of the Specific Plan area. Please see Exhibit 4.7.



**Goal VII. It is the goal of the City of Poway to provide a safe and healthy environment for the residents of Poway.**

**A. Policy VII-A – Functional and Financial Opportunities: Encourage and support the delivery of high emergency services through cooperation with other agencies and use of all financial opportunities available.**

This policy is not applicable to this project.

**B. Policy VII-B – Fire Protection: The City shall maintain a high standard for the delivery of fire protection services.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan includes development standards and regulations that support fire safety and fire service. Regulations apply to the location and design of buildings as well as landscape planting and maintenance design to reduce the risk of fire. This includes the establishment of brush management zones and additional setback requirements for structures located within the VHFHSZ. Please see Section 3.12.
- The establishment of a Community Association will ensure compliance with weed abatement and brush management requirements. Please see Section 8.2.2.
- Existing eucalyptus trees, the vacant clubhouse, and other vacant structures and dead or dying vegetation that currently exist on-site presents an existing fire hazard and will be removed.
- All new development will satisfy the minimal structural fire protection standards contained in the adopted edition of the Uniform Fire and Building Codes with enhanced requirements in the VHFHSZ. This will greatly improve the safety of the site, which currently poses a fire risk. Please see Section 3.12.
- New buildings will be required to install drought resistant irrigation systems in accordance with the PMC. Please refer to Section 3.12.
- Fire retardant roofing materials in conformance with building code and the type of construction will be required in and outside of the VHFHSZ. Please refer to the California Building Code.
- New development will meet the fire control requirements of the City's landscape standards. The Community Association will ensure that maintenance of these standards continues after construction. Please see Section 8.2.2.

- The Specific Plan, Tentative Map, Development Plan, and other related applications are all subject to review and approval by the Poway Fire Department.
- The closest fire station to the Specific Plan area is located less than half a mile away and is within acceptable response times. Please refer to Section 7.8.

**C. Policy VII-C – Medical Services: The City shall seek to ensure the provision of high quality medical services and facilities at a level consistent with the needs of community residents. Medical services should be provided with respect to the unique needs of the service area, with the Palomar Pomerado Health System assisting the City of Poway in review and analyzing the demand for medical services and the proper method to respond to these changing needs. Planning decisions involving medical services should take into account the economic impact on the PPHS and specifically, the impact on its ability to compete with private hospital systems.**

The Specific Plan incorporates the following strategies to implement this policy:

- This policy requires City coordination with Palomar Pomerado Health Systems at a city-wide level and is not applicable to the Specific Plan.

**D. Policy VII-D – Law Enforcement: The City shall secure high-quality law enforcement so as to maintain a sense of personal safety and security for the residents of Poway.**

The Specific Plan incorporates the following strategies to implement this policy:

- As part of the Specific Plan process, development plans associated with the project were reviewed by law enforcement personnel as they related to street access and safety and to the concept of defensible space. Please refer to Section 7.9.
- The Specific Plan’s design guidelines include standards for lighting, landscaping, and design that discourage crime through environmental design, also known as Crime Prevention through Environmental Design (CPTED). Please refer to Chapter 6.
- All structures are required to adequately be identified by street addresses and to be lighted sufficiently to deter criminal activity. Please refer to Sections 3.12.(19), 3.7, 6.1.7 and 6.2.9.

**E. Policy VII-E – Air, Water and Soil Pollution: The City shall work locally and at the regional level to reduce air, water and soil pollution within Poway.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan has been designed to meet the requirements of regional agencies to help control water and soil of pollution including the use of Integrated Pest Management methods, low impact development, and stormwater treatment. Please refer to Section 3.2.3.A. and 7.1.1.
- The project is designed to promote and support the use of alternative and active forms of transportation to reduce air pollution as follows:
  - The development pattern proposed by the Specific Plan provides safe routes to schools, trails and recreational amenities within walking distance of all homes to reduce daily trips. Please refer to Chapter 4.
  - The preservation and improvement of the bus stop and pedestrian connection to the bus stop on Espola Road has been designed to encourage continued use of transit. Please refer to 4.3 and 4.6.
  - Parking requirements include a minimum number of preferred parking spaces for carpool, vanpool and electric vehicles pursuant to CalGreen. Please refer to Section 3.5.
  - The network of low speed streets allows for the use of Neighborhood Electric Vehicles. Please refer to Section 4.5.
- Specific Plan standards for low albedo pavement and roofing, minimum landscape requirements, solar panels (PV) on all rooftop and new building standards provided in the California Building Code significantly improve energy conservation, which will reduce air pollution. Please refer to Section 7.5 and CalGreen.

**F. Policy VII-F -Emergency Plan: The City shall be prepared to successfully manage public emergencies which may occur.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan’s mobility and development standards have been designed with consideration of natural and other disasters that may occur by providing adequate access for emergency services, evaluating the existing adequacy of emergency services to provide service to the increased population generated by the Specific Plan area’s development, and reducing risk of fire and other potential emergencies through design and maintenance standards. Please refer to Sections 7.8 and 7.9.

**G. Policy VII-G -Hazardous Waste Management: The City supports the San Diego County Hazardous Waste Management Plan and seeks its implementation by encouraging waste minimization, proper disposal of household hazardous wastes and by establishing criteria for land use decisions regarding hazardous waste treatment facility siting.**

Strategies implemented by the Specific Plan to support this policy include the following:

- Households and non-residential uses will be encouraged to dispose of hazardous waste at the regional Household Hazardous Waste facilities managed by EDCO. The Specific Plan also allows for temporary community-wide collection events. Please refer to Section 7.4 and Table 3.2.
- Agricultural uses are required to limit the use of pesticides and other chemical applications, which could potentially runoff into stormwater systems. The Stormwater system is designed to detain and treat any runoff on-site prior to releasing it into the stormwater system. Please refer to Section 3.2.3.A. and 7.1.1.
- Trash enclosures are required to meet the Model BMP Design Manual requirements for the San Diego Region. Please refer to Section 3.10.(4).

**H. Policy VII-H -Noise: Ensure a safe and pleasant acoustical environment for the residents of Poway.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan establishes significant open space buffers between new development and existing residential homes to minimize any potential noise impacts to neighbors. In addition, development regulations include limitations on noise levels and hours operation. Please refer to Section 3.2.
- A noise study was prepared for the Specific Plan in accordance with the standards of the General Plan and Municipal Code. The recommended measures from this study to attenuate noise from existing and proposed uses have been included in the Specific Plan. As such, all future application will be required to meet these requirements, which include limitations on the level of noise permitted at the property line. Future application may be required to provide additional noise attenuation studies for specific uses to demonstrate compliance. Please refer to the EIR and Section 3.2.

**I. Policy VII-I – Solid Waste: Promote safe, environmentally sound means of solid waste disposal for the community.**

The Specific Plan incorporates the following strategies to implement this policy:

- The City contracts with a solid waste provider that provides curbside recycling and yard waste collection in addition to trash collection. Please refer to Section 7.4.

- Residential uses will be provided with three bins: one for trash, one for recyclables, and one for yard waste. Please refer to Section 7.4.
- Trash enclosures for all non-residential uses are required to accommodate bins for trash, recycling, and organic waste that can be composted. Please refer to Section 7.4 and Section 3.10.
- Construction waste will be recycled in accordance with CalGreen requirements. Please refer to Section 7.4.

**Goal VIII. It is the goal of the City of Poway to minimize injuries, loss of life and property damage resulting from natural and man-made hazards.**

**A. Policy VIII-A – Information and Services: The City should encourage the development and implementation of hazard prevention programs designed to provide adequate information and services to the community.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan and associated development applications have been reviewed by persons qualified to identify potential hazards including a soils engineer and City fire and Sheriff personnel. Appropriate standards as recommended have been included in the Specific Plan to mitigate and prepare for potential hazards. Please also refer to the EIR for the project.

**B. Policy VIII-B – Geologic Hazards: The community should be protected against the hazards associated with geologic formations, particularly landslides, through proper land use policies and mitigation**

The Specific Plan incorporates the following strategies to implement this policy:

- As part of the EIR and technical studies prepared for the Specific Plan, an analysis of the potential significant geologic hazards was conducted. Please refer to the EIR and the Geotechnical Report for the Project.
- The portions of the EIR and technical studies related to geologic hazards were prepared by qualified engineering geologists and soil engineers. Please refer to the EIR and the Geotechnical Report for the Project.
- Recommendations of the engineering geologist for geologic hazard mitigation and soils engineer for soil related issues are included in the EIR. Please refer to the EIR and the Geotechnical Report for the Project.
- No development is proposed within unstable slopes. Please refer to the EIR and the Geotechnical Report for the Project.
- Soil management techniques shall be implemented in accordance with the requirements of the PMC. Please refer to Chapter 16.5 of the PMC.

**C. Policy VIII-C – Seismic Safety: Seismic hazards should be controlled to a level of acceptable risk through the identification and recognition of potentially hazardous conditions and areas.**

The Specific Plan incorporates the following strategies to implement this policy:

- California Building and Fire Codes designed to mitigate seismic hazards such as ground shaking, ground rupture, landslides, liquefaction, and structural hazards will be implemented during construction. A geotechnical report was prepared to condition the project for soil stability. Please also refer to the EIR.
- A qualified engineering investigated the probability of seismic hazard as part of the EIR. Please refer to the EIR and the Geotechnical Report for the Project.

**D. Policy VIII-D – Flood Hazards: The public should be protected against potential loss of life and property through regular dam and creek maintenance, proper flood hazard management policies, and future capital improvements.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan is not located within a flood zone and does not include any natural waterways. The drainage plan for the project has been designed to provide adequate storm drainage of the property including detention basins designed to regulate the quantity and quality of stormwater entering the City’s storm drain system to prevent flooding downstream. Please refer to Section 7.1.

**Goal IX. It is the goal of the City of Poway to provide efficient and economical public water and wastewater treatment system to serve the current and future residents of Poway**

**A. Policy IX-A – City Water System: A consistent level of quality water service shall be maintained by minimizing the impacts of new land use changes on the existing system.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan includes a variety of water conservation techniques and promotes awareness in the community. Landscaping and irrigation guidelines and standards are provided that include drought tolerant plant materials, water conserving planting techniques and maintenance practices, such as mulching, that minimize water usage. New buildings will also be required to meet current building code standards that include water conservation measures such as low flow toilets and sinks, water efficient appliances, smart controlled irrigation systems, and more. The education center and community garden may also provide educational resources to community members that encourage water conservation. Please refer to Section 7.2.
- The Specific Plan has proposed a water system to provide adequate water service for the proposed project. Please refer to Section 7.2.
- The CC&Rs will require new swimming pools within the Specific Plan area to be covered when not actively in use.

**B. Policy IX-B – Groundwater: Groundwater supplies should be protected and monitored to ensure that overdraft does not occur.**

The Specific Plan incorporates the following strategies to implement this policy:

- All uses within the Specific Plan, including agricultural uses will use water from the City's water distribution system to allow monitoring of groundwater supplies. -Existing wells on-site will be maintained. No new wells are proposed.

**C. Policy IX-C – Water Reclamation: Serve the community's wastewater treatment needs through water reclamation.**

The Specific Plan incorporates the following strategies to implement this policy:

- Since no reclaimed water infrastructure currently serves the project site, no reclaimed water infrastructure is proposed within the Specific Plan area at this time.



**D. Policy IX-D– Financing: All improvements to existing utility systems necessitated by the approval of a new development project shall be financed by the project proponent either by fee or actual construction.**

The Specific Plan incorporates the following strategies to implement this policy:

- All improvements to existing utility systems needed to support development proposed by the Specific Plan will be financed by the developer. Please refer to Section 8.2.

**Goal X. It is the goal of the City of Poway to reduce the community's consumption of non-renewable energy resources and promote the efficient use of renewable energy sources.**

**A. Policy X-A – Energy Efficient Land Uses: Appropriate planning and land use practices should be used to reduce the community's reliance on non-renewable sources of energy.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan includes a number of design standards and guidelines intended to reduce energy demand including the use of low albedo paving and roofing materials to reduce heat islands, irrigation and landscape management practices that reduce water consumption (the distribution of water requires energy) and the orientation of buildings and placement of windows to encourage passive heating and cooling when feasible. Please refer to Section 3.6, Section 7.5, and Chapter 6
- All residential buildings within the Specific Plan area are required by California Building Code to be net zero energy. This includes but is not limited to the installation of photovoltaic (solar) rooftop panels, increased insulation and ducting, energy efficient windows and energy efficient lighting and appliances. Please refer to Section 7.5.

**B. Policy X-B – Public Policy: Provide a model for action in the private sector by undertaking and publicizing energy efficiency and renewable energy resource programs.**

The Specific Plan incorporates the following strategies to implement this policy:

- The educational uses permitted within the Specific Plan are focused on educating the community about sustainability, which could include awareness of energy conservation technology and practices. Please refer to Sections 5.1.3 and 5.1.7
- The Specific Plan and CalGreen include standards for energy efficient landscape design. Please refer to Section 3.6 and CalGreen.
- The City of Poway contracts with a hauling company that provides curb- side recycling and a recycling program that implements the provisions of the Integrated Solid Waste Management Act of 1989. Please refer to Section 7.4.

**C. Policy X-C – Private Development: New development should be required to incorporate reasonable energy conservation measures including those required by Title 24 of the California Codes and Regulations.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan includes a number of design standards and guidelines that are intended to reduce energy demand including the use of low albedo paving and roofing materials to reduce heat islands, irrigation and landscape management practices that reduce water consumption (the distribution of water requires energy) and the orientation of buildings and placements of windows to encourage passive heating and cooling when feasible. Please refer to Section 3.6, Section 7.5, and Chapter
- All buildings are required by the California Building Code to be net zero energy buildings. This includes but is not limited to the installation of photovoltaic (solar) rooftop panels, increased insulation and ducting, energy efficient windows and energy efficient lighting and appliances. Please refer to Section 7.5.

**Goal XI. It is the goal of the City of Poway to provide adequate appropriate housing opportunities to meet the needs of current and future residents.**

**A. Policy XI-A – Existing Housing: Preserve and maintain existing housing and neighborhoods to ensure that housing is both sound and safe for occupants and to meet as much as possible of the housing needs of current and future residents of Poway through existing development.**

This policy applies to existing housing stock, not new development and is therefore not applicable to the Specific Plan. However, it may be noted that the creation of a Community Association will ensure that new development will continue to be maintained through enforcement of CC&Rs.

**B. Policy XI-B – New Housing: Provide opportunities for high quality housing construction as necessary to meet the needs of current and future Poway residents including those with special needs.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan provides a range of housing types and sizes that are compatible with the surrounding existing neighborhood. Please refer to Section 3.3.
- The Specific Plan area is surrounded entirely by existing residential development, which is an efficient use of land and existing public infrastructure. Please refer to Exhibit 2.2.
- The project will pay all applicable development impact and in-lieu fees to offset the fiscal impacts to the City. In addition, the development will include the formation of a Master Community Association to finance the private street system, open space areas, and common facilities, further minimizing fiscal impacts to the City. User fees paid by residents should be adequate to cover the cost of providing public utilities. Please refer to Section 8.2.
- In accordance with State law, the Specific Plan allows for the development of additional dwelling units (ADUs) on residential lots, which can offer opportunities for multi-generational and affordable housing. In addition, the project will pay an in-lieu fee for affordable housing to finance the development of affordable housing units elsewhere in the City. The provision of affordable housing in a single project is often preferred to ensure that units remain in safe and attractive condition. These same units may be used to provide housing for landscaping and agricultural workers that are employed within the Specific Plan area. Please refer to Section 3.3.G.

**C. Policy XI-C – Fair Housing Practices: assure that all housing, whether market or assisted, is sold or rented in conformance with open housing policies free of discriminatory practices.**

The Specific Plan incorporates the following strategies to implement this policy:

- The developer will make every reasonable effort to ensure that the provisions of all applicable Federal and State laws and regulations concerning non-discrimination are enforced.

**Goal XII. It is the goal of the City of Poway to encourage regional cooperation and coordination.**

**A. Policy XII-A – Planning: Support the coordination of land use and public facility planning programs among local, regional, state, federal jurisdictions, and special districts.**

The Specific Plan incorporates the following strategies to implement this policy:

- The Specific Plan and associated traffic study and EIR considered regional impacts in relationship to the San Diego Association of Governments (SANDAGs) regional planning programs as well as other regional, state, federal jurisdictions and special districts. Please refer to the Traffic Impact Analysis and EIR for the project.
- The bike and trails plan were developed with consideration to connections to regional trail and bike systems. Please refer to Section 4.2.

**B. Policy XII-B – Regional Facilities: Support the construction of appropriately sites and designed facilities to serve regional and/or subregional public facility needs.**

Implementation of this policy happens at the City level, not project level and is therefore not applicable to the Specific Plan.