

## **EXHIBIT "A"**

### **PLANNING CASE NO. PL24-0007.**

#### **FACTORS TO BE CONSIDERED / FINDINGS OF FACT**

##### **Environmental Determinations:**

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The General Plan Amendment to the East Valley Parkway Area Plan and General Plan is not considered a "project" under Article 20, Section 15378, of the CEQA Guidelines. The term project refers to a whole of an action which has a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment. A project does not include organizational or administrative activities of governments that will not result in changes in the environment.
3. The General Plan Amendment to the East Valley Parkway Area Plan and General Plan is solely to create consistency between the aforementioned documents and the newly adopted East Valley Specific Plan ("EVSP"). A Program Environmental Impact Report ("PEIR") was previously prepared June 2023 to address potentially significant impacts resulting from the implementation of the EVSP.

##### **Amendments (Escondido Zoning Code Section 33-1263):**

1. *That the public health, safety and welfare will not be adversely affected by the proposed change;*

The General Plan Amendment corrects internal inconsistencies, improves readability, and creates references to the recently adopted EVSP. The proposed changes will improve health, safety and welfare of the community by making it easier for staff, decisionmakers, developers, and the public to understand the City of Escondido's land uses, standards, and vision for the East Valley community.

2. *That the property involved is suitable for the uses permitted by the proposed amendments in that;*

The General Plan Amendment does not apply to a project-specific site. The proposed text amendments would be Citywide and would only affirm already adopted changes for properties within the EVSP and East Valley Parkway Area Plan.

3. *That the uses permitted by the proposed change would not be detrimental to surrounding properties;*

The General Plan Amendment does not affirm any changes to uses permitted within the City, as the amendments would not impact already adopted and permitted uses from the EVSP, East Valley Parkway Area Plan, and General Plan. The amendment only clarifies and ensures consistency of information between documents.

4. *That the proposed amendments are consistent with the adopted general plan;*

The General Plan Amendment creates a section for the newly adopted EVSP, and provides an updated vision in line with the EVSP and East Valley Parkway Area Plan that seeks to revitalize areas of the East Valley Parkway communities. The proposed changes are consistent with the General Plan's Land Use Goal No. 17 which seeks to develop a dynamic General Plan that is responsive to community values, visions, needs, economic conditions, resource availability, and state and federal legislation.

5. *That the proposed change does not establish a residential density below 70% of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5 unless the exceptions regarding dwelling unit density can be made pursuant to the provisions set forth in Article 6;*

The General Plan Amendment corrects internal inconsistencies, improves readability, and creates references to the recently adopted EVSP. The EVSP accommodates and increases residential, mixed-use, and general commercial land uses. This General Plan Amendment does not affect densities but only provides clarification and consistency across City policy documents.

6. *That the relationship of the proposed change is applicable to specific plans.*

The General Plan Amendment reinforces the City's Specific Plan standards by clarifying inconsistencies between EVSP and East Valley Parkway Area Plan boundaries, zoning labels, allowable uses, and standards.